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SAN DIEGO URBAN COUNTY AND HOME CONSORTIUM 2005-2010 CONSOLIDATED PLAN



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COUNTY OF SAN DIEGO
DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

San Diego Urban County and HOME Consortium 2005-2010 Consolidated Plan

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County of San Diego
Department of Housing and Community Development
3989 Ruffin Road
San Diego, CA 92123

San Diego Urban County and HOME Consortium 2005-2010 Consolidated Plan

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CHAPTER

Executive Summary

San Diego County, the sixth most populous county in the nation, boasts a population of approximately three million residents. (In California, only Los Angeles and Orange counties have larger populations.) Within its borders encompassing 4,200 square miles, San Diego County includes 18 incorporated cities and numerous unincorporated neighborhoods and communities. The County stretches south from Orange County to the U.S.-Mexico border. The Pacific Ocean forms the western boundary, and the county's eastern edge reaches to the Laguna Mountains and the Anza-Borrego Desert.

The County of San Diego Department of Housing and Community Development (HCD) administers funds from federal programs for housing and community development activities. For the HUD-funded programs covered under this Consolidated Plan, there are three geographic jurisdictions for which the County administers funds: the Urban County, the County HOME Consortium, and the entire County of San Diego.

Purpose of the Consolidated Plan

The Consolidated Plan (CP) the San Diego Urban County and HOME Consortium presents a strategy to address some of the critical housing and community development needs faced by residents and businesses, and satisfies the statutory HUD requirements for five Community Planning and Development (CPD) formula programs. The CP consists of the following components:

- An assessment of the City's housing and community development needs and market conditions;
- A strategy that establishes priorities for addressing the identified housing and community development needs; and
- A one-year investment plan that outlines the intended use of resources.

The CP focuses on the proposed uses of five federal funding resources for the FY 2005–FY 2010 planning period: CDBG, HOME, ADDI, ESG, and HOPWA.

Program Descriptions

Community Development Block Grant (CDBG)

The primary objective of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low and moderate income (defined as below 80 percent of area median income). Funds can be used for a wide array of activities, including: housing rehabilitation; homeownership assistance; lead-based paint detection and removal; construction or rehabilitation of public facilities; removal of architectural barriers; public services; rehabilitation of commercial or industrial buildings; and loans or grants to businesses.

HOME Investment Partnerships (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low income households. HOME funds can be used for activities that promote affordable rental housing and homeownership by lower income households, including: building acquisition; new construction and reconstruction; moderate or substantial rehabilitation; homebuyer assistance; and tenant-based rental assistance.

HOME American Dream Downpayment Initiative (ADDI)

The new initiative provides small grants throughout America with \$200 million in grants to help homebuyers with the downpayment and closing costs, the biggest hurdles to homeownership. The initiative — a component of the HOME Program — is intended to increase the overall homeownership rate, especially among minority groups who have lower rates of homeownership compared to the national average. The focus is on low and moderate income families who are also first-time homebuyers. To participate, recipients must have annual incomes that do not exceed 80 percent of the area median income. The maximum amount of assistance is \$10,000 per household.

Emergency Shelter Grant (ESG)

The Emergency Shelter Grant (ESG) program provides homeless persons with basic shelter and essential supportive services. ESG funds can be used for a variety of activities, including:

- Rehabilitation or remodeling of a building used as a shelter
- Operations and maintenance of a homeless facility
- Essential supportive services (i.e., case management, physical and mental health treatment, substance abuse counseling, childcare)
- Homeless prevention

ESG grant funds must be matched dollar-for-dollar with non-federal funds or "in-kind" contributions such as the value of a donated building, supplies and equipment, new staff services, and volunteer time.

Housing Opportunities for Persons with AIDS (HOPWA)

The HOPWA program provides grant funds to design long-term, comprehensive strategies for meeting the housing needs of low income people living with HIV/AIDS. HOPWA funds can be used for a variety of activities, including:

- Acquisition, rehabilitation, or new construction of housing units
- Facility operations
- Rental assistance
- Short-term payments to prevent homelessness

HOPWA funds are granted to the largest jurisdiction in a county. The City of San Diego is the recipient of HOPWA funds on behalf of all San Diego County jurisdictions. However, by agreement between the City and the County, the County Department of Housing and Community Development administers the HOPWA funds.

Citizen Participation

To encourage citizen participation in the development of the 2005-2010 Consolidated Plan, the lead agency, the County of San Diego Department of Housing and Community Development (HCD), took the following actions in accordance with the Citizen Participation Plan:

- Nine Neighborhood Revitalization Area (NRA) citizen participation meetings to receive input from residents
- One focus group meeting to receive input from service providers
- One community meeting to receive input from residents in the participating jurisdictions and service providers
- Housing and Community Development Needs Surveys to receive input from residents, service providers, and participating cities on the priority of needs
- Two public hearings, one to receive comments on the draft Consolidated Plan and one to consider approval of the Consolidated Plan

A detailed summary of the outreach efforts is provided in Chapter 2, and copies of the survey and survey results are provided in Appendix A of the Consolidated Plan.

Neighborhood Revitalization Area (NRA) Meeting

Informational meetings were held in the nine NRAs during the month of September 2004 in the following areas:

- Fallbrook
- Julian Borrego Springs
- Ramona
- Spring Valley
- Campo
- Lakeside
- Casa de Oro
- Lincoln Acres

Over 111 residents and representatives of service providers attended the NRA meetings and

provided input on community needs and concerns.

Focus Group Meeting

Representatives of community, housing, health, and social service organizations; participating cities of the Urban County and HOME Consortium; and the County of San Diego departments were invited to attend a meeting to provide input on important needs to be addressed in the update of the Consolidated Plan. Representatives of three service providers attended the meetings. Attendees were asked to fill in a *Housing and Community Development Needs Survey* to prioritize needs in their communities.

Community Meeting

One community meeting was held in the City of Lemon Grove to receive input from residents in participating jurisdictions in the Urban County. The City of Lemon Grove was chosen due to the relatively high concentration of low and moderate income persons in the City and accessibility from other participating cities. Three service providers attended the meeting, and additional residents responded to the Housing and Community Development Needs Survey.

Housing and Community Development Needs Survey

As part of the Consolidated Plan development process, the County conducted a Housing and Community Development Needs Survey among residents and service providers to assess community opinions and concerns in the following needs categories:

- Community Facilities
- Community Services
- Infrastructure
- Neighborhood Services
- Special Needs
- Business and Jobs
- Housing

Surveys were made available to approximately 2,000 individuals and service providers in the County who had indicated an interest in receiving information from the County and participating in County discussions. Participants attended the nine Neighborhood Revitalization Area meetings, the Focus Group meeting, and the Community Meeting conducted as part of the citizen participation process for developing this Consolidated Plan. A total of 253 surveys were completed and returned to the County.

A copy of the survey is provided in Appendix A, and survey results have been incorporated into the Housing and Community Development Needs Assessment of this Consolidated Plan.

Consolidated Plan Summary

Housing and Community Development Needs Assessment

Income

Based on San Diego Association of Governments (SANDAG) estimates, the income profile of residents varies significantly among the cities in the County. Estimated 2004 median household income in the County ranged from a low of \$44,700 in Imperial Beach to a high of \$95,889 in Solana Beach.

According to HUD's Comprehensive Housing Affordability Strategy (CHAS), 8 percent of the Urban County's total households in 2000 were categorized as Extremely Low Income (0-30 percent of the Area Median Income or AMI), 9 percent as Low Income (31-50 percent AMI), and 16 percent as Moderate Income (51-80 percent AMI).

Certain groups had higher proportions of low and moderate income households. Specifically, Hispanic (53 percent) and Black (45 percent) households had a considerably higher percentage of low and moderate income households than the rest of the Urban County.

Race/Ethnicity Characteristics

White residents comprised the majority of San Diego County residents (54.9 percent), while Hispanic residents made up 26.7 percent. Asians, Blacks, and other groups followed with 9.2 percent, 5.4 percent, and 3.8 percent, respectively. The cities of Imperial Beach, Lemon Grove, San Marcos, and Vista had significant Hispanic concentrations within the Urban County/ HOME Consortium. The largest concentration of Asian populations occurs in Poway and Imperial Beach. Only one city in the Urban County/HOME Consortium (Lemon Grove) has a Black population greater than the countywide proportion.

Special Needs Groups

Certain households, because of their special characteristics and needs, have greater difficulty finding decent and affordable housing. These circumstances may be related to age, family characteristics, or disability.

Seniors

Due to limited income, prevalence of physical or mental disabilities, limited mobility, and high health care costs, seniors are considered a special needs group. According to the 2000 Census, 6.8 percent of the senior citizens residing in San Diego County were living below the poverty level.

Persons with Disabilities

Disability is a mental or physical condition that affects the functioning of a person. Physical disabilities can hinder access to conventional housing units. According to the 2000 Census, 448,580 persons living in San Diego County had a range of disabilities, comprising 15.9 percent of the total population.

Female-Headed Households

Single-parent families, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. The 2000 Census identified 6.8 percent of households in the County as female-headed households with children.

Large Households

Large households are a special needs group because the availability of adequately sized, affordable housing units is limited. Approximately 14 percent of households in the County are large renter households. This figure is similar for most cities in the County.

Persons with HIV/AIDS

Persons with Human Immunodeficiency Virus (HIV) and Acquired Immunodeficiency Syndrome (AIDS) face an array of barriers to obtaining and maintaining affordable, stable housing. From 1981 to December 2002, 11,529 AIDS cases were reported in San Diego County. Of those cases, 472 new cases were reported in 2002.

Other special needs groups include farm workers, college students, emancipated youth, and families needing reunification.

Current Housing Need

The Comprehensive Housing Affordability Strategy (CHAS) developed by the U.S. Census Bureau for HUD provides detailed information on housing needs by income level for different types of households. The types of problems vary according to household income, type, and tenure. Some highlights include:

- In general, renter households had a higher level of housing problems (48 percent) compared to owner households (34 percent).
- Large renter households had the highest level of housing problems regardless of income level. Almost all (95 percent) of extremely low income and 88 percent of low income large renter households experienced housing problems.
- Approximately 78 percent of the extremely low income and 71 percent of low income elderly renters experienced a housing problem.

Projected Housing Need

The Regional Housing Needs Assessment (RHNA) prepared by SANDAG has identified future housing construction needs for each jurisdiction in San Diego County based on its share of countywide housing needs for all jurisdictions in the County. Approximately 14,000 new housing units in the Urban County and 21,000 new housing units in the HOME Consortium cities are needed to accommodate projected household growth between 2003 and 2010.

Homeless Need

Homeless persons often have difficulty obtaining housing when moving from a transitional housing or other assistance program. Housing affordability for those who are or were formerly homeless is challenging from an economic standpoint. This demographic group may encounter fair housing issues when landlords refuse to rent to formerly homeless persons.

The San Diego Regional Task Force on the Homeless, Inc. estimated that the homeless in San Diego County numbered 9,667 persons in 2004, with 7,323 being the urban homeless and 2,344 being resident farmworkers and day laborers. Based on the homeless profile developed by the County and the capacity of facilities/services offered, there is an unmet need of more than 3,823 beds for homeless individuals and 843 beds for homeless families and individuals.

Public and Assisted Housing Need

As of October 2004, almost 2,500 households in the Urban County and just over 1,600 households in the HOME Consortium cities received Section 8 Assistance. Of the housing vouchers administered by the HACSD, 2,637 households are elderly and 1,884 are for disabled families. Currently there are over 20,000 families on the HACSD waiting list, including 2,410 elderly families and 5,186 families with disabilities.

Another form of Section 8 rental assistance is project-based Section 8 contracts. As of October 2004, 6,004 affordable housing units in San Diego County had expiring Section 8 contracts and may be at risk of being converted to market-rate housing.¹ For projects with an address in the Urban County/HOME consortium, 152 units were at risk of conversion.

Housing Characteristics

1990 Census and 2004 California Department of Finance data reveal that the San Diego County housing stock increased by 15 percent between 1990 and 2004. Nearly 38 percent of San Diego County housing stock was over 30 years of age in 2000. The cities of La Mesa and Lemon Grove have the largest proportions of housing units potentially in need of rehabilitation. Overcrowding in the County's housing stock varied considerably by tenure. A higher proportion of Urban County renter households (17 percent) experienced overcrowded living conditions compared to owner households (4 percent).

The countywide median sales price for single-family (\$525,000) places homeownership out of reach for most households. Even in the jurisdiction with the lowest median home price (City of Lemon Grove, at \$405,000), home ownership is out of reach for low and moderate income households. Given the high housing costs, housing cost burden (paying more than 30 percent of gross income on housing) was prevalent among renter households; a majority of the jurisdictions had over 40 percent of renter households with housing cost burden.

Lead-based Paint Hazard

Between 1999 and 2003, the Childhood Lead Poisoning Prevention Program (CLPPP) reported over 1,000 official cases of elevated blood lead levels among children. Most cases were in the central region, most of which encompasses Downtown San Diego. Another 19 percent of cases were in the North Inland region, the largest HHS region in the County. The ZIP codes with the most cases (76 to 141 cases) include the city of San Marcos, the southern portion of the city of San Diego, and National City.

¹ California Housing Partnership Corporation, "Summary of Prepayment Eligible and Expiring Section 8 Contracts", 2004.

In the Urban County, an estimated 16,000 units occupied by lower and moderate income households may contain lead-based paint (LBP). Specifically, approximately 2,080 units occupied by extremely low income households, 4,243 units occupied by low income households, and 9,762 units occupied by moderate income households may contain LBP.

Barriers to Affordable Housing

The most evident market constraints on the provision of adequate and affordable housing are land costs, construction costs, and access to financing. The County and individual cities have little influence over market constraints but can provide incentives or assistance to overcome the impacts of market constraints. Major governmental constraints to affordable housing development include land use policies governed by the Land Use Element of jurisdictions' General Plans; zoning and development codes and development and planning fees imposed by the County and individual cities; and growth management policies.

Fair Housing

The County of San Diego, as directed by the U.S. Department of Housing and Urban Development (HUD), has the responsibility to affirmatively further fair housing within the Urban County area (including the unincorporated areas of San Diego County, as well as in the cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, and Solana Beach). The County contracts with the North County LifeLine to serve as its Fair Housing Administrator. North County Lifeline has created Lifeline's Fair Housing Collaborative with the Heartland Human Relations and Fair Housing Association and South Bay Community Services to provide fair housing services for Urban County residents. These agencies sponsor public fair housing educational activities, outreach, and referral activities.

Community Development Needs

Residents identified community development needs thorough the Housing and Community Development Needs Survey. Specifically, the top ten specific needs are:

Top Ten Community Development Needs from All Survey Respondents Combined

Specific Need	Category	Score
Transportation Services	Community Services	3.16
Trash & Debris Removal	Neighborhood Services	3.08
Cleanup of Abandoned Lots and Buildings	Neighborhood Services	3.07
Fire Stations & Equipment	Community Facilities	3.06
Employment Training	Businesses & Jobs	3.04
Health Services	Community Services	3.03
Youth Activities	Community Services	2.98
Health Care Facilities	Community Facilities	2.97
Anti-Crime Programs	Community Services	2.96
Water/Sewer Improvement	Infrastructure	2.96

*Scored on a scale of 1 to 4, with 4 being the highest

Housing and Community Development Strategy

The Strategic Plan focuses on activities to be funded with the five entitlement grants (CDBG, HOME, ADDI, ESG, and HOPWA).

Housing Objectives

Household type and size, income level, the presence of persons with special needs, and other household characteristics may affect access to housing. Respondents to the Housing and Community Development Needs Survey were asked to prioritize the need for specific housing programs and activities. Respondents indicated that affordable housing, senior housing, homeownership assistance, and fair housing services were most important to them. The housing objectives in the Consolidated Plan aim to:

- Provide affordable, long-term housing opportunities for eligible low and moderate income residents of the Urban County, with emphasis on low income residents.
- Provide assistance to property owners or renters who may be relocated as a result of CDBG-funded activities.

Community Development Objectives

The County channels CDBG funds to Neighborhood Revitalization Areas (NRAs) in order to coordinate orderly revitalization efforts, maximize the cost-effectiveness of fund uses, and to make substantial improvements to areas where assistance is most needed. Eligible improvements outside the NRAs will also be funded based on the urgency of need; however, priority is given to projects in the NRAs in order to orchestrate revitalization efforts.

The following are community development objectives for the NRAs:

- Provide for the orderly development of adopted NRAs, pursuant to the recognized priorities of the County, participating cities, and advisory groups.
- Upgrade public facilities within the NRAs.
- Provide public services or facilities necessary for the direct support of housing and the physical revitalization of communities.

Economic Development and Anti-Poverty Objectives

The County currently has various programs and policies in place to help reduce the number of households with incomes below the poverty line. The leading causes of poverty can be addressed by programs which combine education and training with job search preparation for the individual, and also offer tax incentives to employers.

Specific redevelopment and economic development activities also help create additional jobs in the County. Key programs include:

- The North San Diego County Recycling Market Development Zone (RMDZ) offers low interest loans of up to \$1 million, technical assistance on financing strategies and assistance in marketing zones nationally and internationally.

- Selected communities within the unincorporated area of San Diego County and areas in the six participating cities in the Urban County program are designated as NRAs in order to channel CDBG funds to the areas where they are most needed.

Lead-Based Paint Reduction Strategy

The County has a two-tiered approach to the evaluation and elimination of lead-based paint hazards where the problem has been determined to be most prevalent. The lead hazard evaluation program, known as the Childhood Lead Poisoning Prevention Program (CLPPP), involves outreach, screening, case management, and public education in seven targeted communities. The lead hazard reduction program involves environmental testing, lead hazard education, blood-lead testing for children, hazard reduction grants, and follow-up monitoring and testing.

CHAPTER

1 Coordinating and Managing the Process

1.1 Legislative and Planning Framework

The 2005-2010 Consolidated Plan for the San Diego Urban County and HOME Consortium satisfies the statutory HUD requirements for five Community Planning and Development (CPD) formula programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships (HOME)
- HOME American Dream Downpayment Initiative (ADDI)
- Emergency Shelter Grant (ESG)
- Housing Opportunities for Persons with AIDS (HOPWA)

A brief description of each program is provided below. The geographic areas covered under each program are presented in Section 3.1 and Figure 3-1.

1.1.1 Program Descriptions

A. Community Development Block Grant (CDBG)

The CDBG program was initiated by the Housing and Community Development Act (HCDA) of 1974. The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low and moderate income (defined as below 80 percent of area median income).

Through the CDBG program, the U.S. Department of Housing and Urban Development (HUD) provides funds to local governments for a wide range of community development activities for low-income persons. CDBG funds are likely the most flexible federal funds available to local governments. Funds can be used for a wide array of activities, including:

- Housing rehabilitation (loans and grants to homeowners, landlords, non-profits, and developers)
- Downpayment and other homeownership assistance
- Lead-based paint detection and removal
- Acquisition of land and buildings
- Construction or rehabilitation of public facilities such as shelters for the homeless and domestic violence victims
- Removal of architectural barriers to the elderly and disabled
- Public services such as job training, transportation, and child care
- Rehabilitation of commercial or industrial buildings
- Loans or grants to businesses that meet one of the CDBG National Objectives

Regulations governing the CDBG program require that each activity undertaken with CDBG funds meet one of the following three broad national objectives:

- Benefit people with low and moderate incomes
- Aid in the prevention or elimination of slums and blight
- Meet an urgent need (such as earthquake, flood, or hurricane relief)

B. HOME Investment Partnerships (HOME)

The HOME program was created as part of the 1990 National Affordable Housing Act. The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low-income households (defined as below 80 percent of area median income). The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households, including:

- Building acquisition
- New construction and reconstruction
- Moderate or substantial rehabilitation
- Homebuyer assistance
- Tenant-based rental assistance

Strict requirements govern the use of HOME funds. Two major requirements are that the funds must be: (1) used for activities that target low-income families; and, (2) matched with 25 percent of non-federal funding sources.

C. HOME American Dream Downpayment Initiative (ADDI)

The new initiative provides small grants throughout America with \$200 million in grants to help homebuyers with the downpayment and closing costs, the biggest hurdles to homeownership. The initiative, a component of the HOME Program, is intended to increase the overall homeownership rate, especially among minority groups who have lower rates of homeownership compared to the national average. The focus is on low and moderate income families who are also first-time homebuyers. To participate, recipients must have annual incomes that do not exceed 80 percent of the area median income. The maximum amount of assistance is \$10,000 per household.

D. Emergency Shelter Grant (ESG)

The Emergency Shelter Grant (ESG) program provides homeless persons with basic shelter and essential supportive services. ESG funds can be used for a variety of activities, including:

- Rehabilitation or remodeling of a building used as a shelter
- Operations and maintenance of a homeless facility
- Essential supportive services (i.e., case management, physical and mental health treatment, substance abuse counseling, childcare)
- Homeless prevention

ESG grant funds must be matched dollar-for-dollar with non-federal funds or "in-kind" contributions such as the value of a donated building, supplies and equipment, new staff services, and volunteer time.

E. Housing Opportunities for Persons with AIDS (HOPWA)

The HOPWA program provides grant funds to design long-term, comprehensive strategies for meeting the housing needs of low income people living with HIV/AIDS. HOPWA funds can be used for a variety of activities, including:

- Acquisition, rehabilitation, or new construction of housing units
- Facility operations
- Rental assistance
- Short-term payments to prevent homelessness

HOPWA funds are granted to the largest jurisdiction in a county. The City of San Diego is the recipient of HOPWA funds on behalf of all San Diego County jurisdictions. However, by agreement between the City and the County, the County Department of Housing and Community Development administers the HOPWA funds.

1.1.2 Consolidated Plan Document

The Consolidated Plan is a planning document that identifies an entitlement jurisdiction's housing and community development needs, and outlines a strategy to address those needs. The Plan must include the following components:

- An assessment of the jurisdiction's housing and community development needs and market conditions;
- A strategy that establishes priorities for addressing the identified needs; and
- A one-year investment plan that outlines the intended use of resources.

HUD regulations require that the needs assessment and housing and community development strategy cover a three- to five-year planning period. This Consolidated Plan covers the period of July 1, 2005 through June 30, 2010.

1.2 Lead Agency

The County of San Diego Department of Housing and Community Development (HCD) serves as the lead agency in coordinating the preparation of the Consolidated Plan. Extensive efforts were undertaken by the County to solicit input for development of this Plan.

1.3 Consultation

Various County departments, community-based organizations, and housing and service providers contributed to the development of the 2005-2010 Consolidated Plan in the following areas:

1.3.1 Housing Programs

- The Housing Authority of the County of San Diego (HACSD)
- San Diego Association of Governments (SANDAG)
- U.S. Department of Housing and Urban Development (HUD)

1.3.2 Homeless Services

- Regional Task Force on the Homeless, Inc.
- County of San Diego Health and Human Services Agency (HHSA)

1.3.3 Lead-Based Paint

- County of San Diego Department of Health Services (DHS) – California Childhood Lead Poisoning Prevention Program

1.3.4 County Public Works, Facilities, and Public Safety

- County of San Diego Department of General Services
- County of San Diego Department of Public Works
- County of San Diego Department of Parks and Recreation
- County of San Diego Sheriff's Department

1.3.5 Public and Supportive Services

The County contacted a variety of service agencies via direct mailing to more than 1,000 individuals and agencies that have previously expressed interest in housing and community development in the County.

CHAPTER

2 Summary of Citizen Participation Process

2.1 Community Outreach for the FY 2005 - FY 2010 Consolidated Plan

To encourage citizen participation in the development of the 2005-2010 Consolidated Plan, the lead agency, the County of San Diego Department of Housing and Community Development (HCD), took the following actions in accordance with the Citizen Participation Plan:

- Nine Neighborhood Revitalization Area (NRA) citizen participation meetings to receive input from residents;
- One focus group meeting to receive input from service providers;
- One community meeting to receive input from residents in the participating jurisdictions and service providers;
- Housing and Community Development Needs Surveys to receive input from residents, service providers, and participating cities on the priority of needs;
- Two public hearings, one to receive comments on the draft Consolidated Plan and one to consider approval of the Consolidated Plan;
- Sufficient advance notice of meetings and hearings by advertising times and locations in widely circulated newspapers; and,
- Incorporated comments received during the NRA and community meetings into the Consolidated Plan and responded to oral and written comments on the draft Consolidated Plan.

2.1.1 Neighborhood Revitalization Area Meeting

Informational meetings were held in the nine NRAs during the month of September 2004:

- Fallbrook Community Meeting (September 14)
- Julian Community Meeting (September 15)
- Borrego Springs Community Meeting (September 15)
- Ramona Community Meeting (September 16)
- Spring Valley Community Meeting (September 21)
- Campo Community Meeting (September 22)
- Lakeside Community Meeting (September 23)
- Casa de Oro Community Meeting (September 28)
- Lincoln Acres Community Meeting (September 30)

Over 111 residents and representatives of service providers attended the NRA meetings and provided input on community needs and concerns.

2.1.2 Focus Group Meeting

Representatives of community, housing, health, and social service organizations, participating cities of the Urban County and HOME Consortium, and the County of San Diego departments were invited to attend a meeting to provide input on important needs to be addressed in the update of the Consolidated Plan. The meeting was held on September 14, 2004, at 3:00 p.m., at the offices of the County of San Diego Department of Housing and Community Development, 1st Floor Conference Room, 3989 Ruffin Road, San Diego, CA 92123.

Representatives of three service providers attended the meetings. Attendees were asked to fill in a *Housing and Community Development Needs Survey* (described later) to prioritize needs in their communities. Input from service providers was incorporated into the Consolidated Plan.

2.1.3 Community Meeting

One community meeting was held in the City of Lemon Grove to receive input from residents in participating jurisdictions in the Urban County. The City of Lemon Grove was chosen due to the relatively high concentration of low and moderate income persons in the City and accessibility from other participating cities. The meeting was held on September 20, at 6:30 p.m., at Lemon Grove Community Center, 3146 School Lane, Lemon Grove, California 91945. Three service providers attended the meeting and additional residents responded to the Housing and Community Development Needs Survey.

2.1.4 Housing and Community Development Needs Survey

As part of the Consolidated Plan development process, the County conducted a Housing and Community Development Needs Survey among residents and service providers to assess community opinions and concerns in the following needs categories:

- Community Facilities
- Community Services
- Infrastructure
- Neighborhood Services
- Special Needs
- Business and Jobs
- Housing

These categories were further divided into specific topics, such as "homeownership assistance" (under the Housing category), "sidewalk improvements" (under the Infrastructure category) and "youth activities" (under the Community Services category). For each topic, the respondent was asked to rate needs that warrant expenditure of public funds with a rating of "1" to "4", with "1" being the lowest rating and "4" being the highest rating.

The Housing and Community Development Needs Survey questionnaires were mailed to approximately 2,000 individuals and service providers in the County who had indicated an interest in receiving information from the County and participating in County discussions. In addition, surveys were made available at the nine Neighborhood Revitalization Area meetings, the Focus Group meeting, and the Community Meeting conducted as part of the citizen participation process for developing this Consolidated Plan. A total of 253 surveys were completed and returned to the County. A copy of the survey is provided in Appendix A and survey results have been incorporated into the Housing and Community Development Needs Assessment of this Consolidated Plan.

2.1.5 Participating Jurisdictions

Separate questionnaires were sent to the six participating cities under the Urban County program, and six HOME consortium cities, to solicit information on projected CDBG and HOME expenditures based on staff assessment of needs. Results of this survey have also been incorporated into the Consolidated Plan.

2.1.6 Public Hearings

Two public hearings before the County Board of Supervisors will be conducted for the 2005-2010 Consolidated Plan:

- March 22, 2005 - to receive comments on the draft Consolidated Plan
- May 10, 2005 - to consider approval of the Consolidated Plan

At least ten days prior to the hearings, a community-wide notice in a newspaper of general circulation will be published announcing the purpose, date, time, and location of the hearings, as well as a phone number to contact for any inquiries.

2.1.7 Draft Consolidated Plan Available for Public Review

The draft Consolidated Plan will be available for public review for a 30-day period from March 11, 2005 to April 11, 2005. All comments received will be responded to in the final Annual Funding Plan. The draft Plan will be available at the following locations:

- County of San Diego Department of Housing and Community Development
- City halls of all participating cities in the Urban County and HOME Consortium
- County of San Diego Department of Housing and Community Development web site, <http://www.sdhcd.com>

CHAPTER

Housing and Community Development Needs

This Chapter of the Consolidated Plan (CP) presents an overall assessment of the housing and community development needs in the San Diego Urban County and HOME Consortium. This needs assessment provides the foundation for establishing priorities and allocating federal, state and local resources to address the identified needs.

3.1 Community Description

San Diego County, the sixth most populous county in the nation, boasts a population of approximately three million residents. (In California, only Los Angeles and Orange counties have larger populations.) Within its borders encompassing 4,200 square miles, San Diego County includes 18 incorporated cities and numerous unincorporated neighborhoods and communities. The County stretches south from Orange County to the U.S.-Mexico border. The Pacific Ocean forms the western boundary, and the county's eastern edge reaches to the Laguna Mountains and the Anza-Borrego Desert. As with many major metropolitan areas in the United States, minority populations in San Diego County have increased significantly in recent years, especially among individuals of Asian- or Hispanic/Latino origin.

The cost of living in San Diego is higher than in many other regions in the nation, primarily due to the cost of real estate. Although housing prices fluctuate, the median resale price of a single-family house in the County is over \$525,000 (December 2004)¹ and climbing steadily.

¹ Dataquick Information Systems, L.A. Times Sunday Edition Charts - Data for December 2004

Jurisdictional Framework

The County of San Diego Department of Housing and Community Development (HCD) administers funds from federal programs for housing and community development activities. For the four HUD funded programs covered under this Consolidated Plan, there are three geographic jurisdictions for which the County administers funds – the Urban County, the County HOME Consortium, and the entire County of San Diego (Figure 3-1).

HCD operates programs funded by the federal Community Development Block Grant (CDBG) and the Emergency Shelter Grant (ESG) programs within the San Diego Urban County. Programs funded by these entitlement funds must be either located within the jurisdiction of the Urban County or serve residents of the Urban County. The Urban County includes the unincorporated County area and the cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, and Solana Beach. Of the entire San Diego County population, 618,411 persons resided in the Urban County jurisdiction at the beginning of 2004², representing 20 percent of the County population.

HCD also administers the HOME Investment Partnership Act (HOME) program within the County of San Diego HOME Consortium, which includes the Urban County, as well as the cities of Carlsbad, Encinitas, La Mesa, San Marcos, Santee, and Vista. The HOME Consortium had a population at the beginning of 2004 of 1,045,537, representing 35 percent of the County population.

Although the City of San Diego is the entitlement jurisdiction for HUD's Housing Opportunities for Persons with AIDS (HOPWA) program, the County, by agreement with the City, administers the program and has included information relevant to the HOPWA program in the County's Consolidated Plan. The HOPWA program is operated throughout the County of San Diego. The needs assessment for the HOPWA program is summarized in Section 3.2.3.

Where possible and appropriate, information on the Urban County, HOME Consortium, and the County as a whole, will be provided in this section. However, the cities of Carlsbad, Encinitas, La Mesa, San Marcos, Santee, and Vista are all CDBG-entitlement jurisdictions required to prepare their independent Consolidated Plans. Detailed information can also be obtained in those plans.

² California Department of Finance, Demographic Research Unit, E-5A Report (January 2004)

Figure 3-1
San Diego Urban County and HOME Consortium Jurisdictions

Figure 3-1
San Diego Urban County and HOME Consortium Jurisdictions
(Back)

3.2 Household Needs

Household type and size, income level, the presence of persons with special needs, and other household characteristics may affect access to housing. This section details the various household characteristics that may affect equal access to housing.

A household is defined by the Census as all persons sharing a dwelling as a housekeeping unit. Families are a subset of households and include all persons living together who are related by blood, marriage or adoption. Single households include persons living alone, but do not include persons in group quarters such as convalescent homes or dormitories. "Other" households are unrelated people living together, such as roommates.

According to the 2000 Census, 994,677 households resided in San Diego County, a 12-percent increase over 1990. According to SANDAG, the number of households is projected to grow by 9.5 percent (to 1,088,702 households) by 2020.³

Respondents to the Residents Survey were asked to prioritize the need for specific housing programs and activities. They indicated that affordable housing, senior housing, homeownership assistance, and fair housing services were most important to them. Respondents ranked priorities for housing needs and programs as follows:

- | | |
|--|--|
| 1. Affordable Rental Housing | 8. Housing for Foster Youth |
| 2. Senior Housing | 9. Owner-Occupied Housing Rehabilitation |
| 3. Homeownership Assistance | 10. Housing for Large Families |
| 4. Fair Housing Services | 11. Housing for Family Unification |
| 5. Energy Efficient Improvements | 12. ADA Improvements |
| 6. Rental Housing Rehabilitation | 13. Lead-Based Paint Test/Abatement |
| 7. Housing for Persons with Disabilities | |

3.2.1 Demographic and Household Characteristics and Trends

A. Population Growth

Population growth in the County between 1990 and 2000 was moderate, compared to growth during the 1980s, when San Diego gained between 70,000 and 80,000 people per year. The level of growth during the 1990s was lower than statewide and the nation as a whole, possibly because of an economic recession during the early part of the decade and inflated housing costs during the latter part of the decades.

Between 1990 and 2004, San Diego County, as a whole grew by approximately 21 percent. The Urban County as a whole, Carlsbad, San Marcos and Vista experienced population increases beyond the County Level (Table 3-1). San Marcos, which grew 73 percent to 67,426 people, was the fastest growing city in the County. North County cities carried a large share of the increase, given the availability of developable land. Coronado and Del Mar experienced the only population decreases. Growth in the County exceeded population projections set by the San Diego Association of Governments (SANDAG). Population figures provided by the California Department of Finance indicate that population growth will exceed San Diego Association of Governments (SANDAG) population estimates well before 2010. In cities such as Del Mar, Imperial Beach and

³ 2020 Cities/Counties Forecast, SANDAG

Solana Beach, 2004 population figures are very close to the 2010 projections. In Coronado, current population figures have exceeded the 2010 projections.

Table 3-1
Population Growth 2000 - 2010

	Total Population				
	1990	2000	2004	2010 (Projected)	Change 1990- 2004
Urban County					
Coronado	26,540	24,226	26,459	24,778	-0.3%
Del Mar	4,860	4,389	4,555	4,564	-6.3%
Imperial Beach	26,512	26,980	27,779	27,899	4.8%
Lemon Grove	23,984	24,954	25,592	26,171	6.7%
Poway	43,516	48,295	50,632	51,814	16.4%
Solana Beach	12,962	12,887	13,431	13,450	3.6%
Unincorporated	398,764	441,919	469,963	496,623	17.9%
Total Urban County	505,738	555,035	618,411	645,299	22.3%
HOME Consortium Cities					
Carlsbad	63,126	77,998	92,995	107,305	47.3%
Encinitas	55,386	58,195	62,586	64,904	13.0%
La Mesa	52,931	54,751	56,049	57,043	5.9%
San Marcos	38,974	55,160	67,426	77,645	73.0%
Santee	52,902	53,090	54,022	55,340	2.1%
Vista	71,872	90,131	94,048	97,612	30.9%
Total HOME Consortium	335,191	389,325	427,126	459,849	27.4%
San Diego County	2,498,016	2,813,833	3,017,204	3,212,121	20.8%

Source: Census, 1990 and 2000; SANDAG; CA Dept. of Finance

B. Age Composition

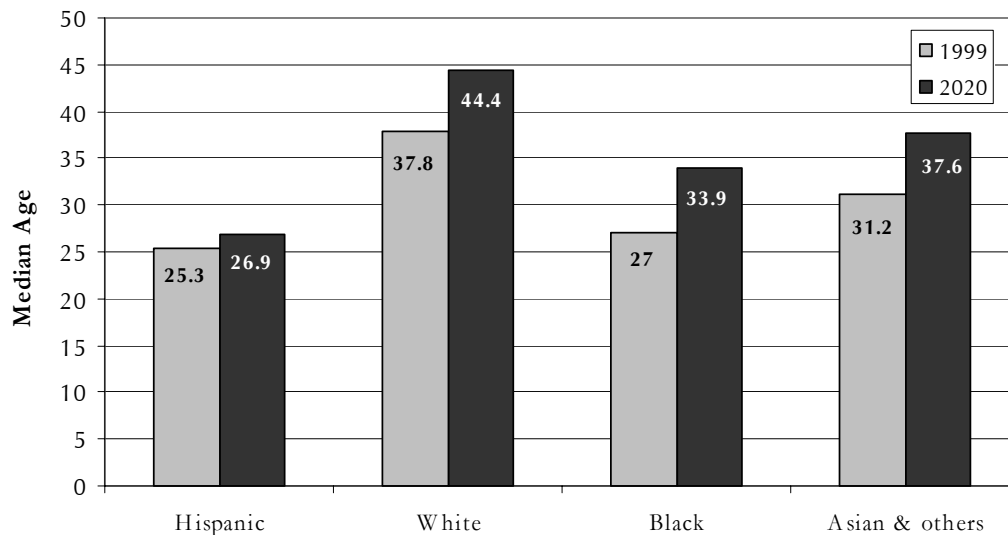
The age composition of a population affects future demands for housing since different age groups have different housing needs. Typically, young adult households occupy apartments, condominiums, and smaller single-family homes because of size and/or affordability. Middle-age adults may prefer (and can often afford) larger homes as they begin to raise their families, while seniors may prefer apartments, condominiums, mobile homes, or smaller single-family homes that have lower costs and less extensive maintenance needs.

The median age in San Diego County was 33.2 years in 2000. The median age in the various cities ranged from 28.6 years in Imperial Beach to 43.5 years in Del Mar.

A significant presence of children younger than 18 years of age can be an indicator of the need for larger housing units since this characteristic is often tied to families and larger households. People under 18 typically do not work and are dependents of their families. Those who do work generally hold low-paying jobs, and many share housing with others to make housing affordable.

In San Diego County, a strong correlation exists between ethnicity and age. Specifically, minorities tend to have lower median ages than do Whites (Figure 3-2). The median age for Hispanic residents in 1999 was 12.5 years less than that for White residents. The difference in median ages between White, Black, and Asian residents was significantly less than for Hispanic residents. The difference in median ages can be explained, in part, by higher birthrates and average numbers of children which are characteristic of minority households, and also by the preference, and/or need by such households to live with extended family members.

Figure 3-2
Median Age by Ethnicity
San Diego County 1999 and 2020



Source: SANDAG 2003 population Estimates

Table 3-2
Age Characteristics

City	Under 18 years		Over 65 years		Median Age 2000
	1990	2000	1990	2000	
Urban County					
Coronado	11.7%	16.1%	13.0%	15.5%	34.2
Del Mar	12.8%	13.7%	11.6%	13.9%	43.5
Imperial Beach	28.9%	29.3%	6.0%	7.8%	28.6
Lemon Grove	26.5%	27.6%	14.1%	12.0%	34.7
Poway	30.0%	30.5%	6.9%	8.5%	36.9
Solana Beach	16.7%	17.6%	14.1%	17.6%	41.6
Unincorporated	26.3%	26.1%	10.3%	11.5%	n/a
Total Urban County	25.6%	26.0%	10.3%	11.4%	n/a
HOME Consortium Cities					
Carlsbad	21.5%	23.4%	13.0%	14.1%	38.9
Encinitas	21.9%	23.0%	9.4%	10.2%	37.9
La Mesa	17.2%	19.8%	18.2%	17.1%	37.3
San Marcos	27.1%	28.8%	14.6%	12.1%	32.1
Santee	29.0%	28.3%	8.4%	8.9%	34.8
Vista	27.0%	29.7%	12.3%	9.9%	30.3
Total HOME Consortium	23.9%	25.7%	12.5%	12.0%	n/a
San Diego County	24.5%	25.6%	10.9%	11.1%	33.2

Source: Census 1990 and 2000

C. Employment Trends

According to SANDAG's employment inventories, there were 217,203 jobs in the Urban County area in 2000, and by 2010 the Urban County should realize a nine percent increase to 236,486. The HOME Consortium is expected to experience an 11 percent growth in employment over the same period. Overall, San Diego County is expected to see a ten- percent increase in employment by 2010. Among the cities, Poway is expected to produce the largest job growth and Coronado the least.

Table 3-3 compares employment and estimated growth for the Urban County and HOME Consortium. Data presented in Table 3-3 pertain to employment or "jobs" within the jurisdiction. Employed persons holding these jobs may reside in other jurisdictions and commute to work. Employment estimates exclude military employment, which accounted for 90,000 jobs and is not expected to experience much growth.

Table 3-3
Employment Growth by Jurisdiction
2000-2010

City	Jobs		Estimated Percent Change
	2000	2010	
Urban County			
Coronado	29,913	30,091	1%
Del Mar	3,842	3,940	3%
Imperial Beach	3,931	4,397	12%
Lemon Grove	8,582	8,910	4%
Poway	21,796	26,403	21%
Solana Beach	8,870	9,569	8%
Unincorporated	140,269	153,176	9%
Total Urban County	217,203	236,486	9%
HOME Consortium Cities			
Carlsbad	50,787	57,324	13%
Encinitas	24,240	26,061	8%
La Mesa	25,424	26,011	2%
San Marcos	30,353	34,009	12%
Santee	16,088	17,416	8%
Vista	33,820	39,885	18%
Total HOME Consortium Cities	180,712	200,706	11%
San Diego County	1,384,676	1,528,522	10%

Source: SANDAG Profile Warehouse, Economic Estimates 2004

Table 3-4 shows the distribution of employment by industry in 2000 of *employed residents* in San Diego County (in contrast to the number of jobs by industry in the County). Like most metropolitan areas in the country, establishments employing most residents are in various service sectors.⁴ San Diego County is considered one of the most desirable year-round vacation spots in the nation. As a result, service industries have seen continued growth in recent years, specifically in areas such as dining, lodging, shopping, and recreation services. Arts, entertainment, recreation, accommodations, food services and retail trade comprise 19 percent of the County's employment.

The income distribution of the County reflects the employment base of the County. While the County has a large number of high-tech industries that tend to pay high wages, it also has a large number of service-related jobs that are usually low paying.

In 1995, one quarter of all employment (26 percent) in the County was government/military-related. In the past few years, employment in defense-related industries decreased dramatically as companies dependent on military expenditures began to downsize and restructure locally. As a result, there has been a major shift nationally and locally from a predominance of manufacturing

⁴ Service industries include information, communications, real estate, finance, insurance, arts, entertainment, recreation, accommodations, food services, and various professional and administrative sectors.

jobs to retail jobs. In 2000, government/military jobs comprised only 7 percent of employment in the county.

Table 3-4
Employment by Industry, 2000
San Diego County

Industry	Jobs	Percent
Agriculture, forestry, mining	8,384	1%
Utilities	8,904	1%
Construction	81,509	6%
Manufacturing	135,713	10%
Wholesale trade	39,712	3%
Retail trade	139,000	10%
Transportation/warehousing	37,814	3%
Information and communications	42,585	3%
Finance, insurance, real estate	87,603	6%
Professional, scientific, management, administrative	164,179	12%
Educational, social and health services	239,047	17%
Arts, entertainment, recreation, accommodations, food services	118,136	9%
Public Administration	66,519	5%
Military	90,093	7%
Other	125,478	9%
All	1,384,676	100%

Source: SANDAG Profile Warehouse. Economic Estimates 2004

The preliminary unemployment rates for Southern California counties in August 2004 indicate a low unemployment rate relative to other counties and the state. Among the Urban County and HOME Consortium cities, unemployment for residents ranged from a low of approximately two percent in Poway and Solana Beach to a high of approximately six percent in Imperial Beach. The overall unemployment rate for San Diego County was 3.7 percent.

Table 3-5
Unemployment Rate

Jurisdiction	Jobs
San Diego County	3.7%
Orange County	3.2%
Los Angeles County	6.2%
Riverside County	6.2%
California	5.7%
United States	5.4%

Source: CA EDD Labor Market Information 2004

D. Household Trends

Information on household characteristics is important to understanding growth and changing needs of a community. The Census defines a household as all persons who occupy a dwelling as a housekeeping unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

Between 1990 and 2000, the number of households in the Urban County increased by 11 percent. Household growth for the 2000-2010 period is projected to decrease to about nine percent. With significant household growth anticipated for Carlsbad and San Marcos, the HOME Consortium is expected to experience an above County average growth between 2000 and 2010. Table 3-6 compares household growth for the Urban County, HOME Consortium, and San Diego County as a whole.

Table 3-6
Household Growth 1990-2010
San Diego Urban County and HOME Consortium

	Total Households 1990	Total Households 2000	Total Households 2010 (Projected)	Percent Change 1990- 2000	Projected Percent Change 2000-2010
Urban County					
Coronado	7,327	7,734	7,815	5.6%	1.0%
Del Mar	2,224	2,178	2,203	-2.1%	1.1%
Imperial Beach	9,080	9,272	9,389	2.1%	1.3%
Lemon Grove	8,389	8,488	8,718	1.2%	2.7%
Poway	13,888	15,467	16,397	11.4%	6.0%
Solana Beach	5,495	5,754	5,828	4.7%	1.3%
Unincorporated	127,334	143,871	159,305	13.0%	10.7%
Total Urban County	173,737	192,764	209,655	11.0%	8.8%
HOME Consortium Cities					
Carlsbad	24,885	31,521	42,377	26.7%	25.6%
Encinitas	20,926	22,830	25,114	9.1%	9.1%
La Mesa	23,217	24,186	24,564	4.2%	1.5%
San Marcos	13,783	18,111	25,747	31.4%	29.7%
Santee	17,770	18,470	18,922	3.9%	2.4%
Vista	25,403	28,877	30,876	13.7%	6.9%
Total HOME Consortium Cities	125,984	143,995	167,600	14.3%	16.4%
San Diego County	887,719	995,492	1,116,323	12.1%	12.1%

Source: Census, 1990 and 2000; SANDAG Data Warehouse, 2001

1. Household Composition and Size

Household composition and size are often interrelated. Communities with a large proportion of families with children tend to have large average household sizes. Such communities have a greater need for larger housing units with adequate open space and recreational opportunities for children.

The average household size countywide in 2000 was 2.73 persons per household (Table 3-7). All jurisdictions had an average household size of more than two persons per household, and three cities in the Urban County/HOME Consortium had an average household size over three persons. Average household size ranged from a low of 2.01 persons in Del Mar to a high of 3.07 in Poway. According to the California Department of Finance, the average household size in 2004 for San Diego County was 2.795 persons per household, indicating that household size has not changed dramatically.

Table 3-7
Household Size – 2000

City	Average Household Size		
	Owner	Renter	All
Urban County			
Coronado	2.31	2.25	2.28
Del Mar	2.22	1.75	2.01
Imperial Beach	2.74	2.88	2.84
Lemon Grove	2.89	2.79	2.85
Poway	3.14	2.82	3.07
Solana Beach	2.22	2.25	2.23
Unincorporated	2.84	3.00	2.89
Total Urban County	2.85	2.83	2.87
HOME Consortium Cities			
Carlsbad	2.51	2.34	2.45
Encinitas	2.60	2.38	2.52
La Mesa	2.40	2.07	2.22
San Marcos	2.77	3.54	3.03
Santee	2.85	2.76	2.82
Vista	2.92	3.15	3.03
Total HOME Consortium Cities	2.67	2.65	2.66
San Diego County	2.78	2.67	2.73

Source: Census 2000

2. Household Type

Family households comprise the majority of San Diego County households, with a roughly even mix between married-couple households with and without children (Table 3-8). “Other” families represent almost 17 percent of all households (inclusive of 9.5 percent single-parent households). Households headed by seniors comprise 8.3 percent. Single-parent households with children and households headed by seniors have special needs that will be discussed in the Special Needs section of this report.

Table 3-8
Household Type

Household Type	Number of Households	Percent of Households
Family Households	663,170	70.2%
Married with Children	246,762	26.1%
Married – no Children	257,114	27.2%
Other Family with Children	90,063	9.5%
Other Family – no Children	69,231	7.3%
Non-family Households	331,507	35.1%
Single, non-senior	162,247	17.2%
Single, senior	78,509	8.3%
San Diego County	944,677	100.0%

Source: U.S. Census, 2000.

Families with children account for 35.6 percent of all households in the County. The percentage of families with children varies among the cities in the County (see Table 3-9). Among the different jurisdictions, Poway has the highest percentage of families with children (47.8 percent), while Del Mar has the lowest percentage (15.8 percent). The proportion of families with children in the unincorporated areas (38.3 percent) is slightly higher than the countywide proportion.

Table 3-9
Household Characteristics

	Average household size	% Families with Children	Large Households		
			Owner-Occupied	Renter-Occupied	% Female-Headed Households w/ Children
Urban County					
Coronado	2.28	28.8%	5.5%	6.3%	4.9%
Del Mar	2.01	15.8%	5.5%	0.6%	1.4%
Imperial Beach	2.84	40.7%	10.1%	15.6%	12.4%
Lemon Grove	2.85	37.8%	13.5%	16.7%	10.7%
Poway	3.07	47.8%	15.9%	14.2%	6.9%
Solana Beach	2.23	21.5%	5.2%	9.0%	3.1%
Unincorporated	2.90	38.3%	13.1%	17.1%	5.7%
Total Urban County	2.87	38.0%	12.8%	15.6%	6.2%
HOME Consortium Cities					
Carlsbad	2.45	30.9%	7.1%	8.3%	5.1%
Encinitas	2.52	31.1%	8.2%	8.3%	4.5%
La Mesa	2.22	26.1%	6.2%	5.5%	6.5%
San Marcos	3.03	40.4%	13.2%	26.4%	4.9%
Santee	2.82	41.5%	11.8%	12.3%	8.1%
Vista	3.03	41.8%	15.3%	22.7%	8.6%
Total HOME Consortium Cities	2.72	34.9%	10.2%	13.5%	6.3%
San Diego County	2.73	34.7%	12.9%	14.0%	6.8%

Source: Census 2000

3.2.2 Areas of Racial/Ethnic and Low-Income Concentrations

A. Racial/Ethnic Composition

The nation's and the County's demographic profiles are becoming increasingly diverse in race and ethnic composition. The 2000 Census shows that at least three of ten U.S. residents are non-White. According to Census projections, the Hispanic population will outnumber the Black population in 2006 and by the year 2030, one of four residents will be either Hispanic or Asian.⁵ While San Diego County is still comprised of primarily White residents, the Countywide population already fits the year 2030 national profile, where at least 25 percent of the population is predicted to be either Hispanic or Asian.

White residents comprised the majority of San Diego County residents (54.9 percent), while Hispanic residents made up 26.7 percent. Asians, Blacks, and other groups followed with 9.2 percent, 5.4 percent, and 3.8 percent, respectively (Table 3-10). The cities of Imperial Beach, Lemon Grove, San

⁵ U.S. Department of State, International Information System, 2000.

Marcos, and Vista had significant Hispanic concentrations within the Urban County/ HOME Consortium. The largest concentration of Asian populations occurs in Poway and Imperial Beach (Figure 3-3). Only one city in the Urban County/HOME Consortium (Lemon Grove) has a Black population greater than the countywide proportion.

In 2000, for the first time, the Census forms allowed Americans to classify themselves as belonging to more than one race. Sixty-three racial categories were recorded. In San Diego County – as well as in California – 4.7 percent of the people identified themselves as belonging to more than one race.

Table 3-10
Racial Composition

City	White	Black	Hispanic	Asian/ Pacific Islander	Other
Urban County					
Coronado	78.9%	4.7%	9.2%	4.0%	3.1%
Del Mar	89.1%	0.5%	4.3%	3.3%	2.8%
Imperial Beach	43.4%	4.9%	39.8%	7.0%	4.9%
Lemon Grove	47.9%	11.7%	28.5%	6.5%	5.5%
Poway	77.1%	1.7%	10.4%	7.4%	3.4%
Solana Beach	78.6%	0.3%	14.9%	4.0%	2.2%
Unincorporated	68.6%	4.2%	19.6%	3.4%	4.3%
Total Urban County	66.3%	4.4%	19.2%	6.1%	3.9%
HOME Consortium Cities					
Carlsbad	80.2%	1.1%	11.7%	4.1%	3.0%
Encinitas	79.1%	0.6%	14.8%	3.0%	2.5%
La Mesa	73.3%	4.6%	13.4%	4.5%	4.1%
San Marcos	53.7%	2.4%	36.7%	4.5%	2.7%
Santee	80.6%	1.3%	11.3%	2.3%	4.5%
Vista	49.9%	3.6%	39.0%	4.0%	3.5%
Total HOME Consortium Cities	68.4%	2.3%	22.2%	3.8%	3.4%
San Diego County	54.9%	5.4%	26.7%	9.2%	3.8%

Source: Census 2000

B. Concentration of Low and Moderate Income Population

Use of CDBG funds on public facilities and infrastructure improvements is often dependant on those improvements serving primarily low and moderate income persons or populations with special needs. The CDBG program typically defines income eligibility as 51 percent or more of the population in the project service area earning incomes less than 80 percent of the "Area Median Income" (San Diego County median family income). However, in the case of the Urban County, the CDBG Exception Rule applies thereby allowing area benefit projects to qualify with 46.2% low and moderate income persons in the project service area. Census block group data are used to make the low income benefit determination.

As shown in Figure 3-4, Low and Moderate Income areas are concentrated in the following areas:

East County: Large areas of the East County have concentrations of low and moderate income persons. While a significant portion of the area is designated for state and national parks, many residents move to this area for affordable housing.

North San Diego: Camp Pendleton and the many areas along State Route 78. In Camp Pendleton this is due to the presence of military families.

South San Diego: Large portions of Lemon Grove, La Mesa and Imperial Beach have high concentrations of low and moderate income persons.

C. Income Profile

Household income is the most important factor determining a household's ability to balance housing costs with other basic life necessities. Regular income is the means by which most individuals and families finance current consumption and provide for the future through saving and investment. The level of income can be used as an indicator of the standard of living for most of the population.

The 2003 median household income for San Diego County was \$49,886. Nearly one-fourth (24 percent) of the County households earned less than \$25,000 in 2003 (Figure 3-5). In contrast, the top 30 percent of the households earned more than \$75,000 during the same period.

Based on SANDAG estimates, the income profile of residents varies significantly among the cities in the County. Estimated 2004 median household income in the County ranged from a low of \$44,700 in Imperial Beach to a high of \$95,889 in Solana Beach (Table 3-11).

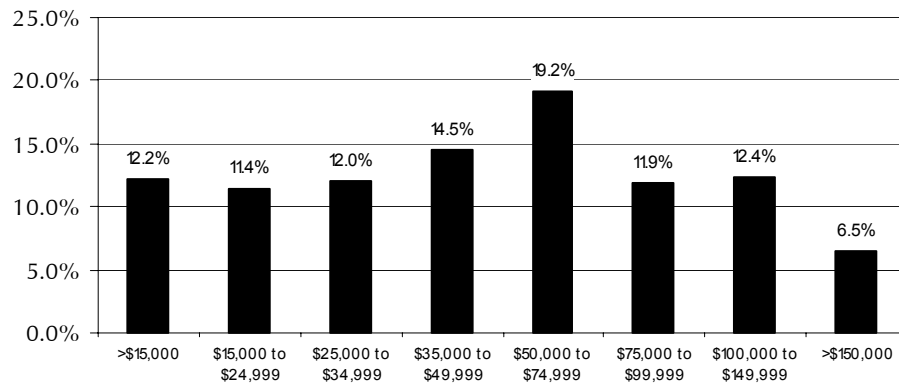
Figure 3-3: Hispanic Population Concentration
(11x17)

Figure 3-3: Hispanic Population Concentration
(Back - 11x17)

Figure 3-4: Low and Moderate Income Areas
(11x17)

Figure 3-4: Low and Moderate Income Areas
(Back - 11x17)

Figure 3-5
San Diego County Income Distribution



Source: 2003 American Community Survey

Table 3-11
Estimated Median Household Income
2004

	Median Household Income
Urban County	
Coronado	\$ 82,257
Del Mar	\$ 95,697
Imperial Beach	\$ 44,700
Lemon Grove	\$ 50,289
Poway	\$ 87,059
Solana Beach	\$ 95,889
Unincorporated	\$ 64,730
HOME Consortium Cities	
Carlsbad	\$ 80,655
Encinitas	\$ 79,710
La Mesa	\$ 50,480
San Marcos	\$ 56,207
Santee	\$ 67,342
Vista	\$ 53,911
San Diego County	\$ 58,280

Source: SANDAG, 2004

For planning purposes, special income data (based on the 2000 Census) calculated by HUD in the Comprehensive Housing Affordability Strategy (CHAS) are used (see Table 3-12) in this report to evaluate incomes.⁶ According to the CHAS, eight percent of the Urban County's total households in 2000 were Extremely Low Income (0-30 percent of the Area Median Income or AMI), nine percent Low Income (31-50 percent AMI), and 16 percent were Moderate Income (51-80 percent AMI). Approximately 67 percent of households had incomes above 80 percent of the median in 2000.

Table 3-12
Household Income Profile in Urban County

Households	Percent of Total Households	Extremely Low Income (0-30%)	Low Income (31-50%)	Moderate Income (51-80%)	Middle/Upper Income (81%+)
White	78%	7%	8%	15%	71%
Hispanic	13%	13%	18%	22%	47%
Black	3%	11%	11%	23%	55%
Asian	3%	7%	8%	16%	68%
Urban County	100%	8%	9%	16%	67%

Source: Comprehensive Housing Affordability Strategy (CHAS) based on Census 2000

Note: Income definitions are based on CDBG definitions. Other HUD programs use different definitions and income standards. See HUD's FY 2004 HUD Income Limits Briefing Materials, available at <http://www.huduser.org/Datasets/IL/IL04>

1. Income by Race/Ethnicity

Overall, low- and moderate-income households comprised 33 percent of all Urban County households in 2000. However, certain groups had higher proportions of low- and moderate-income households. Specifically, Hispanic (53 percent) and Black (45 percent) households had a considerably higher percentage of low and moderate income households than the rest of the Urban County (Table 3-12). Proportionally fewer White (28 percent) and Asian (32 percent) households fell in the low and moderate income categories compared to the Urban County average.

2. Income by Household Type

Small-family and elderly households had higher percentages (45 percent and 43 percent, respectively) of low and moderate income households than any other household type (Table 3-13).

⁶ For planning purposes, HUD uses the Census data to develop special tabulations by HUD income group and special needs category. This dataset is collectively known as the Comprehensive Housing Affordability Strategy (CHAS).

Table 3-13
Income by Household Type in Urban County

Household Type	Extremely Low (0-30%)	Low (31-50%)	Moderate (51-80%)	Total Low/Mod
Elderly	11%	13%	19%	43%
Small Families	10%	14%	21%	45%
Large Families	7%	10%	17%	35%
Others	8%	6%	12%	26%
All Households	8%	9%	16%	33%

Source: Comprehensive Housing Affordability Strategy (CHAS) based on Census 2000

3.2.3 Special Needs Groups

Certain households, because of their special characteristics and needs, have greater difficulty finding decent and affordable housing. These circumstances may be related to age, family characteristics, or disability. The extent to which special needs groups are present in San Diego County is shown in Table 3-14. The following discussion highlights particular characteristics that may affect access to housing in a community.

Table 3-14
Special Needs Groups

Special Needs Group	Number	Percent of County
Senior Households (65+)	78,509	7.9%
Single-parent Households	137,293	13.8%
Large Households	133,592	13.4%
Disabled Persons	448,590	15.9%
HIV/AIDS	11,529	0.4%
Farm Workers	6,502	0.5%
Homeless Persons	14,900	0.5%

Source: U.S. Census, 2000; SANDAG, *Draft Regional Housing Needs Assessment, 1999*; and County of San Diego Health and Human Services Agency, *HIV/AIDS Epidemiology Report, 2003*.

An overview of licensed community care facilities that serve some of the special needs groups in the Urban County is provided in Table 3-15, followed by a detailed discussion of each of the special needs groups. As shown in Table 3-15, 365 licensed community care facilities are located in the Urban County area, with a total capacity of 5,197 beds. Table 3-16 summarizes the orientation and capacity of the licensed community care facilities in the HOME Consortium area. The HOME Consortium area has 170 licensed community care facilities with a total capacity of 4,790 beds.

Table 3-15
Urban County Orientation and Capacity of
Licensed Community Care Facilities

Type	Facilities	Capacity
Small Family Home	13	60
Group Home	41	448
Adult Residential	146	1097
Residential Care for Elderly	157	2839
Adult Day Care	8	753
Total	365	5197

Source: CA Community Care Licensing Division 2003

Table 3-16
HOME Consortium Area Orientation and
Capacity of Licensed Community Care Facilities

Type	Facilities	Capacity
Group Home	18	104
Adult Residential	45	264
Residential Facility for Chronically Ill	2	20
Residential Care for Elderly	91	3931
Adult Day Care	11	471
Total	170	4790

Source: CA Community Care Licensing Division 2003

A. Senior Citizens

Due to limited income, prevalence of physical or mental disabilities, limited mobility, and high health care costs, seniors are considered a special needs group. Because of their retired status, incomes for senior households may be fixed and limited. Their lower incomes limit their ability to balance the need for housing and other necessities such as healthcare. A senior on a fixed income faces great difficulty finding safe and affordable housing or relocating after an eviction. Subsidized housing and federal housing assistance programs (such as Section 8) are challenging to secure and usually involve a long waiting list.

"Frail elderly" persons are defined by the Census Bureau as persons with a self-care or mobility limitation. Because of the scarcity of housing for this population, residents often need to move from their neighborhood to affordable housing in the region to meet their need for supportive services. Seniors with fewer limitations are more likely to be able to obtain housing in their immediate community. HCD disburses funds through the Notice of Funding Availability (NOFA) for affordable housing development in the Urban County for projects that benefit low income seniors and frail elderly. However, for the purpose of funding affordable housing development outside the Urban County, because of the regional benefit, only the "frail elderly" are considered special needs populations.

According to the 2000 Census, 6.8 percent of the senior citizens residing in San Diego County were living below the poverty level. While this percentage is significantly less than the poverty rate for the general population countywide (12.4 percent), it is nonetheless significant. Of the senior population, 14 percent are considered "frail" elderly persons (defined by the Census Bureau as persons with a self-care or mobility limitation). In 2000, 31 percent of all disabilities tallied were reported by residents 65 years or older.

The County Health and Human Services Agency's Aging and Independence Services (AIS) provides services to older adults and people with disabilities and their family members, to help keep clients safely in their homes, promote healthy and vital living, and publicize positive contributions made by older adults and persons with disabilities. AIS has various programs, including:

- Adult day care programs for socially isolated older adults who enjoy peer support. These programs provide non-medical services, including social activities, supervision and assistance with daily living activities.
- In the summer, the County designates Cool Zone sites, which are air-conditioned settings where seniors and others can gather. The sites encourage people to share air conditioning during the heat of the day, lowering individual usage and helping to conserve energy for the whole community. Cool Zone sites help older adults and others keep cool and save energy costs.
- Home Assist fills gaps for needed homemaker services to seniors ages 60 and older. The Title III Home Assist Program is designed to aid high-risk, minority and "near-poor" seniors who are not eligible for In-Home Supportive Services. Although this is not a care management program, referrals to community services are made by a social worker.
- The Linkages programs assist elderly residents and any significant others to help clients remain safe and as independent as possible. One common goal of the Linkages programs is to prevent hospitalization or long-term, out-of-home placement.

In addition, various non-profit agencies offer elderly-related services throughout the County, including:

The Alzheimer's Association of San Diego offers a countywide network of in-home respite services by specially trained volunteers from a variety of churches, synagogues, and service organizations. Caregivers can take a break for up to four hours per week while volunteers provide supervision and companionship to the memory-impaired family member.

ElderHelp of San Diego provides a variety of protective services for senior citizens including Vials of Life program (emergency medical information), referral for minor home repairs, and a program that provides a daily phone call to homebound or disabled seniors.

Lutheran Social Services and Labor's Community Services operate minor home repair services that assist seniors, so they can remain in their homes. ElderHelp and Lutheran Social Services also administer shared housing programs that open match senior homeowners with renters who can assist with household tasks.

B. Persons with Disabilities

Disability is a mental or physical condition that affects the functioning of a person. Physical disabilities can hinder access to conventional housing units. Mental and developmental activities can affect a person's ability to keep his/her housing. Moreover, physical and mental disabilities can prevent persons from earning adequate income. Therefore, persons with disabilities are more vulnerable and are considered a group with special housing needs. Special housing needs for persons with disabilities fall into two general categories: physical design to address mobility impairments and social, educational, and medical support to address developmental and mental impairments.

The U.S. Census Bureau places disabilities (lasting for a period of six or more months) in the following categories:⁷

- **Sensory disability:** blindness, deafness, or a severe vision or hearing impairment.
- **Physical disability:** a condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying.
- **Mental disability:** a physical, mental, or emotional condition lasting six months or more that made it difficult to perform activities such as learning, remembering, or concentrating.
- **Self-care disability:** a physical, mental, or emotional condition lasting six months or more that made it difficult to perform certain activities such as dressing, bathing, or getting around inside the home.
- **Going-outside-the-home disability (also known as mobility disability):** a physical, mental, or emotional condition lasting six months or more that made it difficult to go outside the home alone to shop or visit a doctor's office (tallied only for residents over 16 years of age).
- **Employment disability (also known as work disability):** a physical, mental, or emotional condition lasting six months or more that made it difficult to work at a job or business (tallied only for residents between 16 and 64 years of age).

According to the 2000 Census, 448,580 persons living in San Diego County had a range of disabilities, comprising 15.9 percent of the total population. Of those disabilities tallied in 2000, 65.5 percent were for residents between the age of 16 and 64. Physical and employment disabilities accounted for the largest percentage of disabilities tallied for all age groups, 22.2 percent and 24.8 percent respectively. Various disabilities affected 39 percent of the working-age population (16 to 64), impacting their ability to work. The elderly population had a significantly larger percentage of physical disabilities than the other age groups, while children (5 to 15 years of age) had the highest percentage of mental disabilities.

⁷ U.S. Census Bureau. 2000 Census.

Table 3-17
Disability Status, San Diego County

Disability by Age and Type	Percent Disabled			
	5 to 15 years	16 to 64 years	65 years and over	Total
Sensory disability	13.7%	6.5%	17.6%	10.2%
Physical disability	15.0%	17.1%	33.8%	22.2%
Mental disability	57.5%	11.9%	13.7%	14.0%
Self-care disability	13.8%	5.0%	11.1%	7.2%
Go-outside-home disability*	--	21.6%	23.9%	21.6%
Employment disability**	--	37.9%	--	24.8%
San Diego County	3.5%	65.5%	31.0%	100.0%

* tallied only for persons 16 years and over

** tallied only for persons 16 years to 64 years

Source: 2000 Census

Some of the programs within the County serving disabled residents are described below:

- The County's Adult Protective Services (APS) serves adults 65 and older and dependent adults 18 and older, who are harmed, or threatened with harm, to ensure their right to safety and dignity. APS investigates reports of elder and dependent adult abuse, including cases of neglect and abandonment, as well as physical, sexual and financial abuse.
- The San Diego Regional Center is one of 21 regional centers developed for persons with developmental disabilities in the State of California. The Regional Center serves as a focal point within the community through which a person with a developmental disability and his or her family can obtain services and/or be referred to appropriate community resources in the fields of health, welfare and education.
- San Diego County Adult/Older Adult Mental Health offers a wide variety of treatment, rehabilitation and recovery services to help people who are experiencing persistent and severe mental illness or a mental health crisis.
- Children's Mental Health Services (CMHS) aids children and adolescents who are emotionally disturbed, and their families. CMHS offers a wide variety of services, from early intervention to residential services.

C. Female-Headed Households

Single-parent families, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Because of their relatively lower income and higher living expenses, female-headed families have comparatively limited opportunities for finding affordable and decent housing. Low-income female heads-of-households with children experience additional burden when combined with limited transportation resources. Low-income workers, especially female heads of household with children, have unique travel patterns that may prevent them from obtaining work far from home. Women in general are disproportionately responsible for household-supporting activities such as trips to the grocery store or to accompany young children to and from schools.

The 2000 Census identified 6.8 percent of households in the County as female-headed households with children (Table 3-18). The proportion of female-headed households with children in cities varies from a high of 12.4 percent in Imperial Beach to just 1.4 percent in Del Mar. Female heads of households comprised a disproportionate number of families that are living in poverty. According to the 2000 Census, 25 percent of female heads of households in the county lived in poverty and 89 percent of those households included children.

County programs aimed at helping families with children are described below:

- Through the County Child Care Services Section, subsidized child care is provided for families with limited financial resources. To be eligible for child care services, a family must be participating in CalWORKs Welfare-to-Work activities or have limited financial resources.
- The Child Health and Disability Prevention (CHDP) Program, through links to ongoing health care coverage, prevents and identifies health problems through periodic well-child exams to help children who qualify stay healthy.
- Children in Need, Inc. (CIN) is a nonprofit charitable corporation organized by employees of the Health and Human Services Agency. Started in 1968, CIN provides financial support to assist disadvantaged children's participation in sports, arts and other enrichment activities.
- The Critical Hours program provides after-school enrichment activities for middle school age youth. The County's Office of Violence Prevention serves as Agency lead for coordination of Critical Hours programs.

Table 3-18
Female Headed Households
with Children

Urban County	% Female-Headed Households w/ Children
Coronado	4.90%
Del Mar	1.40%
Imperial Beach	12.40%
Lemon Grove	10.70%
Poway	6.90%
Solana Beach	3.10%
Unincorporated	5.70%
Total Urban County	6.20%
HOME Consortium Cities	
Carlsbad	5.10%
Encinitas	4.50%
La Mesa	6.50%
San Marcos	4.90%
Santee	8.10%
Vista	8.60%
Total HOME Consortium	6.3%
San Diego County	6.80%

Source: Census 2000

D. Large Households

Large households are defined as households with five or more members. Large households are a special needs group because the availability of adequately sized, affordable housing units is limited. To save for necessities such as food, clothing, and medical care, very low- and low-income large households may reside in smaller units, resulting in overcrowding. Furthermore, families with children, especially those who are renters, may face discrimination or differential treatment in the housing market. For example, some landlords may charge large households a higher rent or security deposit, limit the number of children in a complex, confine large households to a specific location, limit the time children can play outdoors, or choose not to rent to families with children.

Approximately 14 percent of households in the County are large renter households (see Table 3-9). This figure is similar for most cities in the County. San Marcos had a significantly larger proportion of large renter-households (over 26 percent). In contrast, Del Mar has the lowest proportion of large renter-households (0.6 percent). The proportion of large households for owner-occupied units also varies for individual jurisdictions. While most cities have a proportion similar to the countywide figure for large owner-households (12.9 percent), National City had the highest proportion (31 percent), while three cities had proportions just slightly above five percent (Coronado, Del Mar, and Solana Beach).

E. Farm Workers

As traditionally defined, farm workers are persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm workers tend to work in fields or processing plants. During harvest periods when workloads increase, the need to supplement the permanent labor force is satisfied with seasonal workers. Often these seasonal workers are migrant workers, defined by the inability to return to their primary residence at the end of the workday.

Determining the actual number of farm workers in a region is difficult due to the variability of the definitions used by government agencies and other peculiarities endemic to the farming industry. According to the 2000 Census, 6,502 residents of San Diego County were employed in farming, fishing, or forestry occupations. In contrast, estimates provided by other governmental agencies include 11,000 (California Employment Development Department)⁸ and 19,000 workers (1997 Census of Agriculture).

Although there exists little consensus as to the number of farm workers in San Diego County, analysis reveals that this group has special housing needs. According to the Regional Taskforce on the Homeless Inc., a large portion of the region's homeless population may be farm workers or day laborers. This is a result of the low paying and seasonal nature of this occupational category. According to the California Employment Development Department (EDD), the average salary for farm workers and laborers working in the San Diego Metropolitan Statistical Area in the year 2001 was \$17,769 per year. Housing affordability and overcrowding are critical issues among this special needs group.

⁸ California Employment Development Department, *ES202 database, 2001*.

F. College Students

The college student population is another significant factor that affects housing demand. While not all colleges are located within the Urban County, student populations are located throughout the County. Although students represent a temporary housing need, the impact upon housing demand is critical in the immediate areas. Given the students' income limitations, the same market forces that impact lower income housing (overcrowding, overpayment) also influence student housing. However, the low income status of college students is generally a temporary condition and would not be the highest priority for funding.

Table 3-19
Major Colleges and Universities

Name	Enrollment
San Diego State University	32,803
San Diego City College	27,165
University of California, San Diego	23,548
San Diego Mesa College	21,233
San Diego Miramar College	8,439
University of San Diego	6,943
Cal State University, San Marcos	7,777
Point Loma Nazarene University	2,998

G. Persons with HIV/AIDS⁹

Persons with Human Immunodeficiency Virus (HIV) and Acquired Immunodeficiency Syndrome (AIDS) face an array of barriers to obtaining and maintaining affordable, stable housing. For persons living with HIV/AIDS, access to safe, affordable housing is as important to their general health and well-being as access to quality health care. For many, the persistent shortage of stable housing is the primary barrier to consistent medical care and treatment. Despite federal and state anti-discrimination laws, many people face illegal eviction from their homes when their illness is revealed.

The State of California has the second highest number of AIDS cases in the nation, and San Diego County has the third highest number of AIDS cases in California. From 1981 to December 2002, 11,529 AIDS cases were reported in San Diego County (Table 3-20). Of those cases, 472 new cases were reported in 2002. Among the different jurisdictions, the city of San Diego is home to the majority of residents diagnosed with AIDS (74.5 percent). Trailing far behind were the unincorporated areas, where 5.8 percent of the County residents diagnosed with AIDS resided. While White males constitute the largest group of diagnosed cases, 52 percent of the AIDS cases diagnosed in the last five years have been among minorities.

County figures show that the declining rate of transmission is being offset by a declining mortality rate. New drugs, better treatment, and preventative education have reduced the number of fatalities. Persons with HIV/AIDS are living longer and require services over a longer period of time. Advances in medical treatment of HIV have increased the time from infection to the point at which an individual may meet the criteria for an AIDS diagnosis. While there have been over 11,000 AIDS diagnoses since 1981, there are currently 5,112 persons living with AIDS in San Diego County.

⁹ All statistics in Persons with HIV/AIDS section are taken from the *HIV/AIDS Epidemiology Report 2003*. County of San Diego Health and Human Services Agency.

Table 3-20
Community of Residence at Time of AIDS
Diagnosis 1981 - 2002*

City	Cases	Percent
Urban County		
Coronado	37	0.3%
Del Mar	34	0.3%
Imperial Beach	79	0.7%
Lemon Grove	81	0.7%
Poway	45	0.4%
Solana Beach	16	0.1%
Unincorporated County	665	5.8%
Total Urban County	957	8.3%
HOME Consortium Cities		
Carlsbad	124	1.1%
Encinitas	83	0.7%
La Mesa	179	1.6%
San Marcos	65	0.6%
Santee	85	0.7%
Vista	150	1.3%
Total HOME Consortium Cities	686	6.0%
San Diego County	11,529	100.0%

*Place of residence at time of diagnosis does not represent the place of HIV diagnosis/exposure

Source: *HIV/AIDS Epidemiology Report 2003*. County of San Diego Health and Human Services Agency

Housing resources for persons living with HIV/AIDS are an important component of consistent medical care and treatment. The San Diego Countywide Strategic HIV/AIDS Housing Plan addresses such resources and was adopted to provide a framework for assessing and planning for the housing and housing-related service needs of persons living with HIV/AIDS and their families. The Housing Plan has established housing priorities for 2003-2004; 40 percent of funding has been prioritized to provide short- and long-term rental assistance.¹⁰

The Office of AIDS Coordination administers Federal and State funding to provide a range of health care and support services to people living with HIV/AIDS in San Diego County. Federal funding provided through the Ryan White CARE Act (Titles I and II) focuses on medical care to uninsured people living with HIV/AIDS. San Diego County receives approximately \$10.5 million in Ryan White CARE Act service funding directly from the federal Health Resources and Services Administration (HRSA). The San Diego HIV Health Services Planning Council is a HRSA-mandated group responsible for allocating these local funds to services for people living with HIV/AIDS.

County HCD, on behalf of the City of San Diego, administers the Housing Opportunities for Persons with AIDS (HOPWA) Program, a federal housing program of the U.S. Department of Housing and Urban Development (HUD). Established in 1992, the HOPWA Program is designed to provide States

¹⁰ San Diego Housing Commission. FY2004 Action Plan

and localities with resources and incentives to devise long-term comprehensive strategies for meeting the housing and housing-related support service needs of low-income persons living with HIV/AIDS or related diseases and their families. Programs funded through the HOPWA Program include providing affordable housing for low-income persons living with HIV/AIDS and their families and services needed to enable low-income HIV/AIDS clients to remain housed, locate housing, and prevent homelessness.

H. Persons with Alcohol/Other Drug Abuse (AODA)

AODA is defined as excessive and impairing use of alcohol or other drugs, including addiction. The National Institute of Alcohol Abuse and Alcoholism estimates the number of men with drinking problems (moderate or severe abuse) at 14 to 16 percent of the adult male population. The proportion of women with similar problems is estimated at six percent. Abusers of alcohol and other drugs have special housing needs during treatment and recovery. Group quarters typically provide appropriate settings for treatment and recovery. Affordable rental units provide housing during the transition to a sober lifestyle.

The County's Alcohol and Drug Services provides an integrated system of community-based alcohol and other drug prevention, intervention, treatment, and recovery services throughout San Diego County via contracts with local service providers.

I. Emancipated Youth

Emancipated youths are young adults aging out of the foster care system. They are particularly vulnerable as many may become homeless when they reach 18 years of age and are released from foster care with no place to live. Funded by the County of San Diego's Health and Human Services Agency, the San Diego County YMCA offers several programs for youth during their transition from foster care. The programs are located outside of the Urban County but serve residents throughout the County. The programs include:

- Independent Living Skills program (ILS) is county-funded skill-building program designed to prepare youth for independent living. ILS strives to equip youth with specific knowledge and skills to make informed decisions concerning money, jobs, housing, health, nutrition, relationships and other life skills. ILS serves youth between the ages of 16 - 21 who are currently or were in the foster care or probation systems. Services are provided in two formats: case management and education.
- Turning Point Transitional Living Program is an 18-month program designed to assist and support young adults (16-21) through various stages of personal, professional and academic growth. The program's goal is to help young adults develop the skills necessary to live self-sufficient, independent lives. The program offers shared apartment living (3-4 youth per 2 bedroom/2 bath apartment) in the Mission Pacific Apartments, located in the City Heights area of San Diego. Support services include individualized case management, employment development/assistance and independent living skills training.
- Mary's House is an 18-month transitional living program that is designed to meet the needs of at-risk and former female foster youth who have recently transitioned out of San Diego's Foster Care System. The goal of Mary's House is to provide these at-risk women safe shelter, life skills training, support and the advocacy they need to successfully transition into a self-sufficient and independent life. It's location on eight acres of land in Escondido provides the young women with solitude and safety, balanced by job opportunities and services that they need to be successful.

J. Families Needing Reunification

The County's Family Reunification Program is the local response to the housing needs of families participating in the County's Substance Abuse Recovery Management system (SARMS). Child Welfare Services clients face many challenges and barriers when they are ready to have their children returned to their care. Lack of affordable housing has been identified as a significant impediment to timely reunification.

The County's program is operated as a collaborative effort among the County Health and Human Services Agency's Child Welfare Services, the Housing Authority and the County Department of Housing and Community Development to provide HOME tenant-based rental assistance to at least 15 SARMS families for approximately two years. The program is an integral component of the Dependency Court Recovery Project. Eligible participants have an active Juvenile Dependence Court case and at least three months of documented sobriety. In addition, to be eligible, the lack of adequate housing must be documented as a significant barrier for returning the children to the home. Case management and treatment supervision is provided as a program component.

3.2.4 Estimates of Current Housing Needs

The Comprehensive Housing Affordability Strategy (CHAS) developed by the U.S. Census Bureau for HUD provides detailed information on housing needs by income level for different types of households. Detailed CHAS data based on the 2000 Census is displayed in Table 3-21.

Based on the CHAS data, housing problems include: 1) units with physical defects (lacking complete kitchen or bathroom); 2) overcrowded conditions (housing units with more than one person per room); 3) housing cost burden, including utilities, exceeding 30 percent of gross income; or 4) severe housing cost burden, including utilities, exceeding 50 percent of gross income. The types of problems vary according to household income, type, and tenure. Some highlights include:

- In general, renter households had a higher level of housing problems (48 percent) compared to owner households (34 percent).
- Large renter households had the highest level of housing problems regardless of income level. Almost all (95 percent) of extremely low-income and 88 percent of low-income large renter households experienced housing problems. Cost burden was a major component of housing problems for large families.
- Among the other household types, a high percentage of elderly households also experienced housing problems. Approximately 78 percent of the extremely low-income and 71 percent of low-income elderly renters experienced a housing problem. Cost burden was a major component of housing problems for the elderly.
- A high proportion of extremely low-income and low-income small family renters also experienced housing problems, 86 percent and 76 percent respectively.

A. Extremely Low Income Households (0-30 Percent AMI)

Compared to the percentage of County households with a housing problem (38 percent), extremely low-income households experienced a disproportionate housing need. In this income group, 80 percent of all households had housing problems. Specifically:

- Approximately 69 percent of extremely low-income renter households and 60 percent of extremely low-income owner households paid more than 50 percent of their income for housing.
- Extremely low-income large renter families had a much higher incidence of problems (95 percent) than all other households did.

B. Low Income Households (31-50 Percent AMI)

Approximately 73 percent of all low-income households experienced one or more housing problems. Thus, low income households had a disproportionate need compared to the general population. Again, renters experienced a greater need compared to owners, as 79 percent of renters experienced some type of housing problem, compared to 73 percent of owner households in this income group. Specifically:

- Low income large family renter households had the greatest level of need of all low income households, with 88 percent facing some type of housing problem.
- Approximately 71 percent of all low income elderly renter households had housing problems. Housing issues of elderly households relate more to cost burden issues rather than to overcrowding.

C. Moderate Income Households (51-80 Percent AMI)

Comprising only 16 percent of the County population, 54 percent of all moderate-income households experienced housing problems. Renters and owners experienced a similar need compared to owners, as 55 percent of renters experienced some type of housing problem, compared to 54 percent of owner households in this income group.

Table 3-21
Housing Needs of Low and Moderate Income Households
Urban County

Household by Income and Housing Problem	Renters				Owners		Total HHds
	Elderly	Small Families	Large Families	Total Renters	Elderly	Total Owners	
Ext. Low Income (0-30% AMI)	18%	41%	15%	14%	45%	5%	8%
% with any housing problem	78%	86%	95%	83%	74%	76%	80%
% with cost burden > 50%	67%	74%	64%	69%	57%	60%	66%
% with cost burden >30%	75%	82%	83%	79%	73%	73%	76%
Low Income (31-50% AMI)	14%	50%	19%	17%	54%	6%	9%
% with any housing problem	71%	76%	88%	79%	57%	65%	73%
% with cost burden > 50%	40%	25%	14%	29%	32%	40%	33%
% with cost burden >30%	70%	70%	60%	70%	57%	62%	67%
Moderate Income (51-80% AMI)	9%	51%	17%	24%	42%	12%	16%
% with any housing problem	52%	48%	73%	55%	32%	54%	54%
% with cost burden > 50%	12%	4%	2%	5%	16%	25%	15%
% with cost burden >30%	51%	37%	26%	40%	31%	51%	45%
Total Households	10%	51%	15%	33%	27%	67%	100%
% with any housing problem	55%	43%	70%	48%	28%	34%	38%

Abbreviation: HHds = Households.

Source: Comprehensive Housing Affordability Strategy (CHAS), 2004.

3.2.5 Projection of Future Housing Needs

A. Share of Regional Housing Growth

The Regional Housing Needs Assessment (RHNA) prepared by the San Diego Association of Governments (SANDAG) has identified future housing construction needs for each jurisdiction in San Diego County based on its share of countywide housing needs for all jurisdictions in the County. As shown in Table 3-22, 14,110 new housing units in the Urban County and 20,886 new housing units in the HOME Consortium cities are needed to accommodate projected household growth between 2003 and 2010.

The Draft RHNA numbers include a total housing need number for each jurisdiction and a breakdown of each jurisdiction's total number into four income categories: very low, low, moderate, and above moderate. Adequate sites to address the RHNA numbers must be identified by each local jurisdiction during updates to housing elements.

Table 3-22
Regional Housing Needs Assessment 2003 – 2010

	Total Growth (DRAFT)	Up to 50% MFI	51-80% MFI	81-120% MFI	Greater than 120% MFI
Urban County					
Coronado	64	20	14	12	18
Del Mar	25	7	6	5	7
Imperial Beach	87	13	9	16	49
Lemon Grove	242	46	32	46	118
Poway	1,242	419	288	235	300
Solana Beach	131	37	30	25	39
Unincorporated County	12,358	2,799	1,959	2,336	5,263
Total Urban County	14,149	3,341	2,338	2,675	5,794
HOME Consortium Cities					
Carlsbad	8,376	2,506	1,816	1,583	2,471
Encinitas	1,712	502	373	324	513
La Mesa	396	79	56	75	186
San Marcos	6,254	1,434	966	1,182	2,672
Santee	1,381	384	261	261	475
Vista	2,267	511	305	428	1,023
Total HOME Consortium Cities	20,386	5,416	3,777	3,853	7,340
San Diego County	107,301	24,144	18,348	20,280	44,528

Source: San Diego Association of Governments (SANDAG) 2004

Needs assessment by income level is currently not available the numbers will be added when the data becomes available

3.3 Homeless Need

This section summarizes the housing and supportive service needs of the homeless, as well as persons and families at risk of becoming homeless in the Urban County and HOME Consortium. This section also includes an inventory of services and facilities available to serve the homeless population and those who are at risk of becoming homeless. Service and facility gaps in the Continuum of Care are also identified. Much of the information presented in this section is summarized from the *Regional Homeless Profiles – July 2004* prepared by the Regional Task Force on the Homeless, Inc. (RTFH, Inc.). Given that the expenditure of ESG funds can only occur in areas serving the Urban County, much of the discussion is focused on the Urban County.

3.3.1 Nature and Extent of Homelessness

According to HUD Consolidated Plan definitions (24 CFR 91.5), a person is considered homeless if they are not imprisoned and 1) lack a fixed, regular, and adequate nighttime residence; 2) their primary nighttime residence is a publicly or privately operated shelter designed for temporary living arrangements, an institution that provides a temporary residence for individuals that should otherwise be institutionalized; or 3) a public or private place not designed for or ordinarily used as a regular sleeping accommodation.¹¹

San Diego County suffers from a severe lack of affordable housing for both renters and buyers. According to statistics provided by San Diego County, there are 2.1 low-income households for every low-cost rental unit. According to the CHAS data, nearly 66 percent of extremely low income residents and 33 percent of low income residents spend more than half of their income on housing. Homeless residents and those in danger of becoming homeless face a prohibitive real estate market where high rents have combined with a low vacancy rate. Employment options available to the homeless would be unlikely to cover the cost of housing in the region.

Homeless persons often have difficulty obtaining housing when moving from a transitional housing or other assistance program. Housing affordability for those who are or were formerly homeless is challenging from an economic standpoint. This demographic group may encounter fair housing issues when landlords refuse to rent to formerly homeless persons.

There are two basic types of homelessness within the population. First, there are the transitionally homeless who, because of job loss, unexpected expenses, health issues, or other circumstances, find themselves without the ability to remain housed. The second type of homeless is the chronically homeless. According to the U. S. Department of Housing and Urban Development (HUD), a “chronically homeless” person is an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years. In order to be considered chronically homeless, a person must have been sleeping in a place not meant for human habitation (e.g., living on the streets) and/or in an emergency homeless shelter. While substance abuse and mental illness are prevalent within the chronically homeless group, these conditions are not as common in the homeless population as a whole.

Economic circumstances play a critical part in the plight of the homeless. This has been particularly true with public assistance programs, where benefit levels have not kept pace with the cost of living. According to the Regional Task Force on the Homeless, Inc., reductions in grants to extremely poor

¹¹ Regional Task Force on the Homeless, Inc., 2004

individuals, seniors, and families, along with potential reductions in Section 8 rental assistance, are expected to increase the number of homeless persons.

Assessing a region's homeless population is difficult because of the transient nature of the population. San Diego County's leading authority on the region's homeless population is the Regional Task Force on the Homeless, Inc. Based on information provided by individual jurisdictions, the majority of the region's homeless is estimated to be in the urban areas, but a sizeable number of homeless persons make their temporary residence in rural areas (Table 3-23). The unincorporated areas and northern cities of Carlsbad, Encinitas, Escondido, San Marcos, and Oceanside have large numbers of rural homeless, farm workers and day laborers. Because of their inability to return to their permanent residence at the end of a workday, many farm workers and day laborers are considered homeless. The majority of the rural homeless are not sheltered.

Table 3-23
Homeless Population by Jurisdiction, 2004

	Total Homeless			Total Unsheltered			% Unsheltered
	Urban	Farm Workers/ Day Laborers	Total	Urban	Farm Workers/ Day Laborers	Total	
Urban County							
Coronado	0	0	0	0	0	0	---
Del Mar	0	30	30	0	30	30	100%
Imperial Beach	12	0	12	12	0	12	100%
Lemon Grove	50	0	50	50	0	50	100%
Poway	8	45	53	8	45	53	100%
Solana Beach	17	0	17	17	0	17	100%
Unincorporated	0	1,037	1,037	0	1,037	1,037	100%
Total Urban County	87	1,112	1,199	87	1,112	1,199	100%
HOME Consortium Cities							
Carlsbad	73	172	245	52	137	189	77%
Encinitas	59	125	185	24	125	149	81%
La Mesa	77	0	77	77	0	77	100%
San Marcos	30	175	205	30	175	205	100%
Santee	33	0	33	33	0	33	100%
Vista	334	0	334	44	0	44	13%
Total HOME Consortium Cities	606	472	1,079	260	437	697	65%
San Diego County	7,323	2,344	9,667	3,901	2,309	6,210	64%

Source: San Diego Regional Task Force on the Homeless, Inc., 2004

*Based upon the number of shelter beds available each night. San Diego County total includes the City of San Diego, which is not shown separately in this table.

3.3.2 Homeless Subpopulations

In addition to transitional and chronic homelessness, the homeless population in San Diego County can also be categorized by their primary location: urban homeless versus farm workers and day laborers, who primarily occupy the hillsides, canyons, and fields of the northern regions of the

County. The San Diego Regional Task Force on the Homeless, Inc. estimated that the homeless in San Diego County numbered 9,667 persons in 2004, with 7,323 being the urban homeless and 2,344 being resident farmworkers and day laborers. This does not include thousands of undocumented workers who migrate into the County to work for a short period of time or continue northward through the state. In previous Regional Homeless Profiles, the day laborer/farm worker group was referred to as the "rural homeless." In recent years, this group has shifted from working in agriculture to a broader base of employment.

Table 3-24
Regionwide Homeless Subpopulation Estimates

Group	Estimated Number or Range
Special Disability	
Chronic Homeless	1,383
Dual Diagnosis (Alcohol / Drug issues & Severely Mentally Ill)	681-1,306
Persons with HIV / AIDS	424-693
Persons with Physical Disability	243-655
Severely Mentally Ill (SMI)	736-1,200
Substance (Alcohol &/or Drug) Abuse Issues	1,478-3,089
Other	
Farm workers and Day laborers - Single Men	2,344
Farm workers and Day laborers - Women or Families	-
General Homeless	1,786-2,862
Homeless Individuals Aged 18-25	500
Seniors	363
Veterans	902-1,219
Victims of Domestic Violence	531-728
Youth on their Own	110
Families	
Number in Families (Total Children/Total Members)	1,515/2,373
Two Parents with Children (Total Children/Total Members)	243/441
Single Mother with Children (Total Children/Total Members)	1,233/1,860
Single Father with Children (Total Children/Total Members)	39/72
Number of Families	759
Two Parents	99
Single Mother	627
Single Father	33

Source: Regional Task Force on the Homeless, Inc., 2004

A. Homeless Individuals

Single adults are estimated to comprise 73 percent of the urban homeless population. Most of these individuals are between 27 and 40 years old. A fifth of these individuals have been homeless

for more than four years. Based on intake forms from service agencies throughout the County, the majority of homeless are male adults and overwhelmingly White (60 percent).

Women, either alone or as single heads of households, represent eight percent of the urban homeless. Many are inadequately prepared to earn the livable wage needed to maintain a small apartment.

B. Youth on Their Own

About 110 homeless youth are residing in San Diego County at any given time. An "invisible population", they tend to concentrate in urban areas where they easily blend with other youth. A high proportion use and/or sell drugs and/or alcohol, and/or turn to "survival sex" to meet their basic needs. Homeless youth wanting to get a job find it difficult to do so because they often do not have a legal address, the necessary identification, and/or are under age.

Homeless youth are difficult to track because of their highly transient nature, their distrust of adults, and their distrust of services, which is usually born out of fear of being incarcerated or institutionalized. They tend to concentrate in urban areas and on the coast where they easily blend with other youth. Limited shelter space is available for this population, which remains separate from the older urban homeless population. Only 102 beds are set aside for homeless youth.

The County's Independent Living Skills program is designed to assist 16 to 18 year- olds who are in out-of-home placement and are likely to remain there until they can live on their own. Aftercare services are available to emancipated foster youth up to age 21. Through close interaction with an independent Living Skills social worker and case manager, foster youth are encouraged to develop skills necessary to be successful in living independently.

C. Homeless Families

Members in homeless families comprise approximately 36 percent of the total homeless population. Single mothers head the majority of homeless families. The Regional Task Force on the Homeless, Inc. indicated that families with children have represented the fastest growing segment of the homeless population in the past 10 to 15 years. Compared to poor but housed women, these mothers are more likely to have problems with substance abuse and/or be involved with men who abuse drugs and alcohol. These families may seek assistance when a crisis occurs, but then break contact with the agencies when the crisis is resolved.

There are an estimated 759 homeless parents in the entire region. Homeless persons in families total 2,373 (Table 3-24). In most cases, family members are enrolled in shelters as a family unit. In other cases, parents and children are temporarily separated to qualify for shelter and related services. Those not in shelters find temporary refuge in cars, campgrounds, motels, and the overnight accommodations of others. Unlike single male adult homeless persons on the streets, many homeless families are typically unnoticed.

In addition to these homeless families, RTFH, Inc. notes that a significant number of families are at-risk of becoming homeless. For every homeless family living in a shelter, experts estimate that there are two to three families who are on the verge of homelessness due to unstable living conditions. These families need similar support services as homeless families to remain in permanent housing. Families on the verge of homelessness often live in temporary accommodations offered by family or friends (who may also be living under tenuous circumstances).

D. Veterans

Homeless veterans are more prevalent in San Diego County than in many other counties because of the large military presence in this region. In the San Diego region, approximately 1,219 homeless persons identified themselves as veterans. Approximately 22 percent of homeless adults and 36 percent of homeless single men in the County are veterans. Many homeless Vietnam-era veterans suffer from post-traumatic stress disorder (PTSD). Additionally, some are dually diagnosed with both substance abuse and psychiatric disorders.

According to Vietnam Veterans of San Diego (VVSD) hundreds, perhaps a thousand, of San Diego's veterans have been injured or traumatized in the current Iraq War, increasing the number of new veterans who are traumatized, both physically and mentally by war. It is too early to know the exact number of Iraq veterans who are homeless, but San Diego homeless providers have already started to house and treat these new homeless veterans.

E. Homeless Persons with Severe Mental Illness

Mentally ill persons are defined as individuals who have a severe or persistent mental disorder. Mental illness often accompanies homelessness. Not only can homelessness be a consequence of mental illness, but a homeless life may also cause and exacerbate emotional problems. Homeless individuals with mental illness suffer primarily from schizophrenia, major depression, or bi-polar disorder.

An estimated 25 percent of the adult homeless population in the County is severely mentally ill. More than half are White and 70 percent are male. According to local mental health officials, only two-thirds of the homeless suffering from schizophrenia or major depression receives treatment. The remaining proportion of mentally ill persons has no contact with medical professionals and do not receive prescribed medication. Up to half of the homeless mentally ill population is believed to be abusing drugs and/or alcohol.

F. Homeless Persons with Substance Abuse Problems

Drug or alcohol abuse is both a cause and result of homelessness for some. The abuse of such substances may sometimes begin after an individual has become homeless because the consumption of alcohol and other drugs appears to be a normal part of the street life culture. The Regional Task Force on the Homeless, Inc. indicated that substance abusers are twice as likely as other homeless people to be arrested or jailed, mostly for misdemeanors. They are often candidates for diversion programs that enable them to go from jail to more appropriate treatment, and housing.

Approximately 26 percent of the homeless (not counting children in families) in the San Diego region have substance abuse issues as a primary characteristic. This number can be as high as 54 percent when taking into account the secondary characteristics of the remainder of the homeless population. For example, a homeless person with HIV/AIDS issues would have HIV/AIDS as their primary characteristic but may have additional secondary characteristics such as substance abuse.

G. Homeless Persons Suffering Domestic Violence

Domestic violence, or battering, is the establishment of control and fear in a relationship through violence and other forms of abuse. Throughout the United States, 57 percent of homeless families identified domestic violence as a primary cause of homelessness.

In the San Diego region, the RTFH, Inc. estimates 531 homeless victims of domestic violence at any given point in time. However, the numbers of homeless domestic violence victims may be underestimated because some victims are reluctant to self-report. Homeless women seldom view

abuse as their primary problem and may not reveal that they are victims. Feelings of shame may also inhibit self-reporting. There is also a portion of the general population who live with domestic violence in order avoid being homeless. Victims of domestic violence may generally find more support from family and friends than an average homeless person. However, these persons still fit the definition of homeless and may remain uncounted and unserved.

The Regional Task Force on the Homeless, Inc. estimates that of the 531 homeless individuals who are also victims of domestic violence in the San Diego region, 35 percent remain unsheltered. Furthermore, aside from shelter and beds, the following are just some of the top unmet needs of domestic violence victims.

- Child Care
- Employment Assistance
- Legal Aid/Advocacy
- Permanent Supportive Housing
- Transitional Housing

Battered women in homeless shelters represent only a fraction of the number of battered women in the general population. Women fleeing abuse and other threats at home have had difficulty finding refuge in public shelters that serve the general homeless population. For security reasons, a woman's (and her children's) whereabouts may need to be kept secret from her abuser. However, general homeless shelters do not function as "safe houses" whose location is kept confidential. Potential danger is not taken lightly – studies indicate that the largest number of domestic violence related murders occur after a woman has left her partner.

H. Homeless Persons Infected with HIV/AIDS

The National Commission on AIDS states that up to half of all Americans with AIDS are either homeless or in imminent danger of becoming homeless due to their illness, lack of income or other resources, and weak support networks. The Commission further estimates that 15 percent of all homeless people are infected with HIV. Federal law prohibits discrimination against people with AIDS, yet some individuals are evicted when their HIV status becomes known. Others lose their homes when the illness prevents them from working to pay rent or make mortgage payments.

In San Diego County alone, the RTFH, Inc. estimates that at least 424 persons in the homeless population are suffering from HIV/AIDS at any given point in time. This is almost nine percent of homeless single adults. However, since homeless people in general are less likely to be tested for HIV than housed individuals, these figures probably underestimate the scope of the problem. With only 77 shelter beds available countywide for homeless individuals with HIV/AIDS, there are at least 347 persons with HIV/AIDS who are in need of shelter assistance. In addition, there are persons who are HIV-infected and AIDS-symptomatic (e.g. pneumonia, Kaposi Sarcoma) who are not likely to be admitted to general shelters. This population is a unique group that may continue to need permanent supportive housing in order to avoid ending up on the streets.

The lack of affordable housing is a critical problem facing a growing number of people living with AIDS and other illnesses caused by HIV. People with HIV/AIDS may lose their jobs because of discrimination or because of the fatigue and periodic hospitalization caused by HIV-related illnesses. They may also find their incomes drained by the cost of health care.

I. Farm Workers and Day Laborers

According to the RTFH profile, many of the farm workers and day laborers that fuel San Diego County's large agricultural economy are homeless individuals who live near their work in the San

Diego region. Most of these homeless workers are documented immigrants from Mexico. Many seek shelter in rural areas, particularly the unincorporated areas of the County. Their makeshift camps are often constructed on hillsides or in secluded canyons. Almost all of the farm worker and day laborer population is comprised of single men. The average age of the farm worker and day laborer population is estimated between 20 and 40 years old. Many men that come to the United States do so to earn money to support their families, but do not bring their families here because of precarious living conditions. All of the homeless farm worker and day laborer liaisons that the RTFH, Inc. spoke with very rarely see homeless families and women.

Due to their tenuous living conditions and their geographical, linguistic, and cultural isolation, this population is difficult to estimate. The RTFH, Inc. estimates at least 2,344 resident homeless farm workers and day laborers throughout San Diego County who work regularly in casual labor situations and consider San Diego their home. Estimates vary depending upon the different growing seasons.

Estimates of this homeless population are lower than in previous years. This is suggested by the following factors:

- Opportunities for alternative employment are more plentiful in the San Diego region; and
- Camp abatement by local jurisdictions.

Many farm workers and day laborers are reluctant to utilize housing programs. The primary reason for this is believed to be financial; many want to send money back to their families. Most are willing to spend only a few dollars per day on housing. It is much more expensive to live in an apartment or dormitory than in a camp. For this reason, some are reluctant to leave their temporary camp accommodations.

There is only one traditional homeless shelter that specifically addresses the needs of farm workers and day laborers. La Posada de Guadalupe operated by Catholic Charities of San Diego is located in the City of Carlsbad. La Posada has a capacity of 50 beds and is operating at capacity. Approximately five percent of the homeless persons served by this shelter are farm workers. In addition, Community Housing Works runs several homeownership, rental housing and community programs that help families become more financially independent, and strengthen communities, particularly homeless families, farmworkers, and people with disabilities or HIV.

3.3.3 Persons Threatened with Homelessness

The “at-risk” population is comprised of lower income families and individuals who, upon loss of employment, would lose their housing and end up residing in shelters or becoming homeless. Lower-income families, especially those earning extremely low-incomes, are considered at risk of becoming homeless. The region’s soaring housing prices are exacerbating an already precarious situation for these families. Many at-risk families experience housing cost burden, paying more than 30 percent of their incomes for housing. In more severe cases, some families pay more than half their incomes for housing. According to 2000 CHAS data (Table 3-21), 69 percent of extremely low-income renter-households and 60 percent of extremely low-income owner-households paid more than half of their income for housing. These families are most at-risk of becoming homeless.

Other groups who are particularly vulnerable to homelessness include emancipated youth and persons released from penal, mental or substance abuse facilities. Needed services include counseling, rental assistance and job training/preparation.

3.3.4 Inventory of Facilities and Services

It is often difficult for homeless persons to find permanent housing once they are prepared to move from a transitional housing or other assistance programs. Housing affordability for those who are or were formerly homeless is challenging. Most have poor rental histories which include evictions, notices, spotty payment record or damaged units upon move out.

A. Homeless Prevention

Prevention activities can be described in two broad categories: economic support and the provision of services. Economic support provided by the community to prevent homelessness includes Temporary Assistance to Needy Families (TANF), also known as CalWORKS, General Relief for single adults (GR), and Supplemental Security Income (SSI).

The County's health and social service delivery system is organized into six geographic service areas. This geography-based service delivery system emphasizes community prevention and diversion programs. Through County-run Family Resource Centers or in collaboration with nonprofit organizations, "core" services such as child welfare, assistance eligibility determination, and in-home supportive services are provided.

As part of the County's welfare reform efforts, the San Diego Work Force Partnership has coordinated a job training services plan for Welfare-to-Work participants. This is the first line of defense to prevent homelessness.

To prevent eviction and resolve landlord/tenant disputes, jurisdictions provide funding for fair housing services, including discrimination counseling, mediation, and dispute resolution services. Consumer credit counseling and emergency rent and security deposit programs are also resources designed to prevent homelessness.

B. Emergency Shelter and Transitional Housing Facilities

Emergency shelters offer temporary overnight sleeping accommodations for up to a month. Case management is sometimes available to clients. Currently, there are no emergency shelters operating permanently in the Urban County. For the East County area, there are four emergency shelters (23 beds) located in El Cajon. For the North County coastal area, there are four emergency shelters (49 beds) in Oceanside and one emergency shelter (10 beds) in Encinitas. For the North County inland area, there are four emergency shelters (48 beds) in Escondido. The South Bay has two emergency shelters located in Chula Vista (66 beds).

Transitional shelters offer housing, case management, and support services to return people to independent living as soon as possible, often within six months but usually not longer than twenty-four months. Within the Urban County, no transitional housing facilities serve strictly the homeless. Four transitional shelters that provide drug and alcohol rehabilitation operate within the Urban County – Freedom Ranch, KIVA Residential, New Connections, and Options for Recovery. These facilities specialize in treating substance abuse and are described in Subsection E, Drug and Alcohol Rehabilitation Services, below.

Winter shelter programs accommodate the higher demand for shelter during the colder months. Escondido's winter shelter program can accommodate up to 100 persons. The Homeless Services Profile by RTFH, Inc. indicates that clients at some of the winter shelter sites in the County receive health care and mental health services through special outreach from the County of San Diego's Health and Human Services Agency. In addition, the County Cold Weather Shelter Voucher Program shelters families, disabled and elderly persons in motels throughout the County.

Single adults and family members receive warm meals and overnight accommodations through the special efforts of faith congregations participating in the Interfaith Shelter Network. Located in “branches” in every region of the County, this program shelters about 80 persons each evening from late fall through early spring.

C. Daytime Facilities

Day shelters provide daytime support services in a safe environment. Some of the day shelters are for persons with severe mental illness or recovering from substance abuse. Within the San Diego Urban County, there is one day shelter located in Ramona. Mental Health Systems, Inc. operates the North Rural Regional Recovery Center for substance abuse treatment. The Metropolitan Area Advisory Committee (MAAC) operates a facility in the North County area which provides prepared meals and case management services for the homeless.

D. Voucher and Rent Subsidy Programs

The Emergency Food and Shelter Program (EFSP) provides funds for participating homeless agencies to supplement their shelter and meal programs, especially during the winter. Funds are also used to rent motel rooms for personal emergencies, usually involving homeless families. The County Cold Weather Shelter Voucher Program shelters families, disabled and elderly persons in participating motels throughout the county. This program has the capability to respond to the shelter needs of an average of 100 persons each evening throughout the winter months.

E. Drug and Alcohol Rehabilitation Services

Homeless alcoholics or drug addicts considering recovery face difficult circumstances. Throughout San Diego County, there are only 18 emergency detoxification beds. However, for those who are able to overcome the first hurdle of achieving and maintaining sobriety, there is a countywide inventory of 581 transitional shelter beds for homeless recovering from alcohol and/or drug dependency. The following facilities are located in the Urban County:

- **Freedom Ranch**, located in Campo (Unincorporated County), provides residential alcohol and drug treatment programs for adult men; its capacity is 24 men with a maximum stay of four months.
- **McAlister Institute for Treatment and Education (M.I.T.E.)/KIVA Residential**, located in Lemon Grove, provides substance abuse treatment for families with children; its capacity is 40 persons with a maximum stay of six to nine months. The purpose of the program is substance abuse recovery and homeless clients are served.
- **M.I.T.E./New Connections**, located in Lemon Grove, provides substance abuse treatment for adult men; its capacity is 12 persons with a maximum stay of three months.
- **M.I.T.E./Options for Recovery**, located in Lemon Grove, provides substance abuse treatment for families with children; its capacity is 45 persons with a maximum stay of six to nine months. The purpose of the program is substance abuse recovery and homeless clients are served.
- **Mental Health Systems Inc./North Rural Regional Recover Center**, located in Ramona, provides substance abuse recovery and prevention services. In addition to individual counseling, there are “clean and sober” events, and 12-step and other daily group meetings.

F. Other Services

The following are some of the organizations that serve homeless persons in the Urban County:

Mental Health: The County Health and Human Services Agency provides a variety of mental health services, including homeless outreach services. The homeless outreach teams make street contacts and work through other agencies and providers to assist the homeless who are in acute need of services. The objective is to get the clients the funding, shelter, and basic needs for which they are eligible.

Health Care: The East County Community Clinics, North County Health Services (Ramona and San Marcos clinics), and the Inland Empire Community Health Center in Fallbrook provide primary health care and case management services for the homeless.

Emergency Food/Clothing: The Salvation Army (Back Country) Family Services program in the community of Descanso provides emergency food and clothing, as well as case management services for the homeless.

AIDS/HIV: As the number of HIV/AIDS cases increases in San Diego County, more organizations are beginning to provide housing services for patients without adequate shelter. Housing counseling and/or shelter are provided by the following organizations in San Diego County: the County Health and Human Services Agency Office of AIDS Coordination, Being Alive - San Diego, Fraternity House, Townspeople, and Episcopal Community Services.

Domestic Violence: A number of homeless women are victims of domestic violence and sexual assault. The Center for Women's Studies and Services/Project Safehouse provides safe shelter and case management for women in such circumstances. The YWCA Women in Transition Program also provides shelter and case management for women but admission into the YWCA program is open to all women (not just victims of domestic violence).

Runaway Youth: Homeless youth are typically runaways who have fled intolerable home conditions. The YMCA Juvenile Crisis Program provides emergency shelter and individual and family counseling for homeless youths. Youth from outside the County are returned home by bus through a voucher system.

Persons Released from Prison: This group can have emergency housing needs. Community Connection Resource Center provides comprehensive supportive and employment services for ex-offenders to break the cycle of crime and incarceration. Referrals for emergency shelter are administered by the Resource Center.

Employment: Securing employment is an important step for homeless persons returning to independence. A large proportion of homeless persons, particularly women, lack skills to obtain employment that pays well enough to support themselves and their families. The San Diego Regional Occupational Program (ROP) provides tuition-free entry level and advanced training to students and adults aged 16 and older. ROP offers more than 350 different courses throughout the County and typically serves 38,000 students a year.

3.3.5 Continuum of Care Gap Analysis

Based on the homeless profile developed by the County and the capacity of facilities/services offered, there is an unmet need of more than 3,823 beds for homeless individuals and 843 beds for homeless families and individuals (Table 3-25).

One distinction is important – the homeless population estimates presented earlier reflect the number of individuals estimated to be homeless at anytime during the year while the Gaps Analysis Chart is intended to estimate the current capacity and unmet need in any given day.

Table 3-25
Continuum of Care Housing Gaps Analysis Chart
County of San Diego

		Current Inventory in 2004	Under Development in 2004	Unmet Need/ Gap
Individuals				
Beds	Emergency Shelter	94	0	773
	Transitional Housing	327	0	2,690
	Permanent Supportive Housing	51	10	360
	Total	472	10	3,823
Persons in Families With Children				
Beds	Emergency Shelter	161	0	60
	Transitional Housing	676	100	154
	Permanent Supportive Housing	185	23	629
	Total	1,022	123	843

3.4 Public and Assisted Housing Needs

3.4.1 Housing Authority of the County of San Diego

The Housing Authority of the County of San Diego (HACSD) operates four conventional public housing developments in Chula Vista, with a total of 120 units. In addition, there are 2,409 households on the waiting list for public housing; 502 elderly households (21 percent) and 1,907 family households (79 percent). Given the inventory of only 120 public housing units administered by HACSD, the need for subsidized housing far exceeds the resource. HACSD also administers the Section 8 Program that provides rental assistance to low-income households.

A. Public and Other Assisted Housing Projects

The Housing Authority of the County of San Diego (HACSD) owns and administers four public housing rental complexes located in the City of Chula Vista. These developments were recently modernized to be accessible for persons with physical disabilities (in compliance with the federal Americans with Disabilities Act, or ADA) and compliant with HUD Section 504 Program accessibility requirements. The units are available to low-income families, senior citizens, and disabled persons. Eligible residents must be a senior citizen (62 years of age or older), a disabled individual, or a low-income family and must either live in an unincorporated area of San Diego County, or in the cities of Chula Vista, Coronado, Del Mar, El Cajon, Escondido, Imperial Beach, La Mesa, Lemon Grove, Poway, San

Marcos, Santee, Solana Beach, or Vista. The household's annual gross income must be at or below 50 percent of the San Diego Area Median Income. There are no County-operated public housing projects in the Urban County (unincorporated area and six participating cities). Table 3-26 lists the public housing projects owned by HACSD.

HACSD also owns two assisted housing projects funded through a variety of programs, including the FHA Section 515 program. Public and assisted housing projects owned by HACSD are committed as long-term affordable housing.

Figure 3-6 shows the location of County owned public housing rental complexes. As more and more people gravitate to San Diego, many have found their way to North County Inland, where housing tends to be more affordable and the traditional neighborhood is more common than it is in San Diego proper. The lack of affordable housing resources may become acute as the population in this area increases.

Table 3-26
Location of Public Housing

Name	Address	Units
Melrose Manor	1670-1674-1678-1682 Melrose Ave. Chula Vista, CA 91911	8 – 3 Bedroom units 16 – 2 Bedroom units (2 ADA Accessible)
Dorothy Street Manor	772-774-776-778-780-782-784-786-788-790-792 Dorothy St. Chula Vista, CA 91911	22 – 3 Bedroom units (2 Accessible)
L Street Manor	584-586-588 L St. Chula Vista, CA 91911	16 – 3 Bedroom units (2 Accessible)
Towncentre Manor	434 F St. Chula Vista, CA 91910	58 – 1 Bedroom units (6 Accessible) 1 – 2 Bedroom unit (Manager's Unit)

B. Section 8 Housing Assistance

Despite popular perception, most of the nation's affordable housing stock is not in public housing projects but in privately owned and operated developments subsidized by the federal government through the Housing Choice Voucher, or Section 8, Program.¹² Section 8 is a rent subsidy program that helps very low-income households pay rents in privately owned rental housing units. The program offers very low-income households the opportunity to obtain affordable, privately owned rental housing and to increase their housing choices. Section 8 tenants typically pay 30 to 40 percent of their incomes for rent and utilities. The local housing authority pays the difference between the tenant's contribution and the actual rent and utility costs, up to the payment standard established by the housing authority. The housing authority establishes payment standards based on HUD-established Fair Market Rents. The owner's asking price must be supported by comparable rents in the area. Any amount in excess of the payment standard is paid by the program participant.

1. Use of Section 8 Vouchers

¹² Forbes, Elaine, "Eroding Neighborhood Integration: The Impact of California's Expiring Section 8 rent Subsidy Contracts on Low Income Family Housing " UCLA Lewis Center for Regional Policy Studies, Working Paper #34, 2000.

As of October 2004, almost 2,500 households in the Urban County and just over 1,600 households in the HOME Consortium cities received Section 8 Assistance (Table 3-27). Of the housing vouchers administered by the HACSD, 2,637 households are elderly and 1,884 are for disabled families.

Since the demand for housing assistance often exceeds the limited resources available, long waiting periods are common. The amount of time spent on the waiting list often varies, but the wait for rental assistance after a family is placed on the waiting list is usually between three to five years. These wait times can disproportionately impact the elderly. Currently there are over 20,000 families on the HACSD waiting list, including 2,410 elderly families and 5,186 families with disabilities.

Table 3-27
Section 8 Housing Vouchers

	Households with Section 8 Rental Assistance
Urban County	
Coronado	30
Del Mar	5
Imperial Beach	397
Lemon Grove	418
Poway	141
Solana Beach	23
Unincorporated	1,445
Total Urban County	2,459
HOME Consortium Cities	
Carlsbad	0
Encinitas	13
La Mesa	647
San Marcos	230
Santee	243
Vista	474
Total Home Consortium Cities	1,607
San Diego County	10,035

Source: San Diego County Housing and Community Development
Department 2004

Another important issue with the Section 8 program is the decreasing number of landlords willing to accept Section 8 vouchers. In a tight housing market, landlords are typically able to capture high rents for the units and less likely to participate in government programs that place restrictions on rents, policies, and quality standards. Voucher recipients are most likely to find rental units that accept voucher payments. They are primarily in economically depressed neighborhoods, where the housing and neighborhood conditions are less than ideal. Researchers have also found that owners accepting Section 8 vouchers prefer senior households to families.¹³ This practice creates a potential fair housing concern. A sample of available units at the end of October 2004 for the County-administered Section 8 program is shown in Table 3-28.

¹³ Forbes, p. 35

Table 3-28
County-Administered Section 8 Housing Listings*

Bedrooms	Number of Listings as of October 22, 2004	Rent Ranges
0-1	33	\$590 - \$980
2	125	\$800 - \$1,800
3+	153	\$1,150 - \$2,400

* Provided by landlords willing to participate in Section 8 program

Source: County of San Diego Department of Housing and Community Development

C. Section 8 Contracts

Another form of Section 8 rental assistance is project-based Section 8 contracts, which Congress created in 1974 as part of the Housing and Community Development Act. The contracts are agreements between owners of specific properties and HUD to set aside a certain portion or all of the units for income-qualified tenants. The rental assistance is tied to the property, unlike the Section 8 vouchers, which are portable with the tenants. When Congress established the various housing construction programs in the 1970s, 20-year project-based Section 8 contracts were used in conjunction with mortgage financing mechanisms to encourage the construction of affordable housing. Most of the mortgage loans had a 40-year loan term with an option to prepay the mortgage after 20 years. When project owners decide to prepay the remaining mortgage after 20 years (at the same time Section 8 contracts are expiring), the units will convert to market rate housing. Since the 1990s, many affordable housing developments have become eligible to prepay the mortgage and opt out of Section 8 contracts.

As of October 2004, 6,004 affordable housing units in San Diego County had expiring Section 8 contracts and may be at risk of being converted to market rate housing.¹⁴ For projects with an address in the Urban County/HOME consortium, 152 units were at risk of conversion. With the supply of Section 8 housing already well below the demand, the conversion of subsidized rental units to market rate rentals would exacerbate the problem of long waiting lists for an already vulnerable segment of the population. Recognizing the problems these expiring contracts may cause, HUD has established various initiatives to attempt to stem the tide of conversions. Some initiatives include marking some below-market Section 8 properties up to market rents and permitting non-profit owners of older-assisted properties to raise rents to fund necessary capital improvements. Nevertheless, in a tight housing market, financial incentives offered by HUD are not always competitive to the market rents that owners can capture upon conversion of the units to non-low income uses. Researchers have found that owners have a stronger tendency to renew Section 8 contracts in more segregated and traditional low-income neighborhoods and are less likely to renew in racially and economically integrated neighborhoods.¹⁵ Therefore, while the continued provision of Section 8 in these neighborhoods offers affordable housing opportunities, the concentration of Section 8 units in such neighborhoods limits location choices for lower income households.

Project-based Section 8 was designed to offer families an alternative to living in conventional public housing developments. While not always true, many public housing projects were located in the "path of least resistance," often in poor minority areas.¹⁶ Section 8 was intended to offer residents a

¹⁴ California Housing Partnership Corporation, "Summary of Prepayment Eligible and Expiring Section 8 Contracts", 2004.

¹⁵ Forbes, p. 22

¹⁶ Ibid., p. 3

chance to live in higher quality neighborhoods and have access to better schools and jobs. With owners opting out in more integrated neighborhoods, Section 8 recipients will be increasingly confined to low-income areas, defeating the original purpose of the program. While very-low-income households may still be able to find Section 8 housing, their options for moving into better neighborhoods has been greatly compromised in recent years.

Figure 3-6: Location of Affordable Housing
(11x17)

Figure 3-6: Location of Affordable Housing
(Back - 11x17)

3.5 Market Conditions

This section addresses characteristics of the housing supply in the County of San Diego, including type, age, condition, cost, and availability. The implications of these housing characteristics with respect to housing programs are also examined. The Census Bureau defines a housing unit as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or, if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall.

3.5.1 Housing Growth and Characteristics

1990 Census and 2004 California Department of Finance data reveal that the San Diego County housing stock increased by 15 percent between 1990 and 2004 (Table 3-29). Among the various jurisdictions in the County, the City of San Marcos experienced housing growth of almost 56 percent, while the City of Lemon Grove experienced a one-percent increase in its housing stock. In the unincorporated areas, housing growth was slightly higher than countywide figures.

Table 3-29
San Diego Regional Housing Stock and Goals

	# of Units 1990	# of Units 2000	# of Units 2004	Housing Goals 2004	% Change 1990 to 2004
Urban County					
Coronado	9,145	9,494	9,558	9,820	4.52%
Del Mar	2,514	2,557	2,595	2,577	3.22%
Imperial Beach	9,525	9,739	9,814	10,419	3.03%
Lemon Grove	8,638	8,722	8,764	9,504	1.46%
Poway	14,386	15,714	16,202	15,815	12.62%
Solana Beach	6,346	6,456	6,533	6,473	2.95%
Unincorporated	137,589	154,737	159,205	175,521	15.71%
Total Urban County	188,143	207,419	212,671	230,129	13.04%
HOME Consortium Cities					
Carlsbad	27,235	33,798	39,269	38,715	44.19%
Encinitas	22,123	23,843	25,178	24,035	13.81%
La Mesa	24,154	24,943	24,993	25,028	3.47%
San Marcos	14,476	18,862	22,498	26,382	55.42%
Santee	18,275	18,833	18,786	20,894	2.80%
Vista	27,418	29,814	30,544	31,883	11.40%
Total Home Consortium	133,681	150,093	161,268	166,937	20.64%
San Diego County	946,240	1,040,149	1,091,266	1,134,518	15.33%

Source: U.S. Census, 1990 and 2000; SANDAG, *Draft Regional Housing Needs Assessment*, 1999

Providing housing for the growing population in the County will become increasingly difficult given that housing growth lagged slightly behind population growth. In cities such as Lemon Grove and

Vista, population growth was between two to four times higher than housing stock increases. Furthermore, in the year 2000, one house was constructed for every 2.8 jobs created in the region.¹⁷ The inability to produce enough housing units to accommodate the increasing number of households reduces vacancy rates and drives up market prices. SANDAG has established a goal of increasing the region's housing stock by 9.1-percent (an increase of 94,369 units) by 2004, roughly parallel to the projected increase in total households by 2005. However, this increase, if achieved, is still not likely to stabilize the currently inflated housing prices in the region.

A. Housing Condition

Housing age indicates general conditions within a community. Housing is subject to gradual deterioration over time. Deteriorating housing can depress neighboring property values, discourage reinvestment, and eventually impact the quality of life in a neighborhood. As shown in Table 3-30, nearly 38 percent of San Diego County housing stock was over 30 years of age in 2000. The cities of La Mesa and Lemon Grove have the largest proportions of housing units potentially in need of rehabilitation. Home rehabilitation can be an obstacle for senior homeowners with fixed incomes and mobility issues.

Table 3-30
Housing Profile

	Tenure Distribution		Household Overcrowding			Housing Units Over 30 Years of Age
	Owners	Renters	Owners	Renters	Total	
Urban County						
Coronado	51.5%	48.5%	0.8%	6.2%	3.4%	50.3%
Del Mar	55.9%	44.1%	1.0%	2.4%	1.6%	52.8%
Imperial Beach	30.0%	70.0%	7.7%	24.1%	19.2%	53.7%
Lemon Grove	56.7%	43.3%	7.8%	17.6%	12.0%	61.1%
Poway	77.6%	22.4%	2.1%	14.9%	4.9%	23.5%
Solana Beach	62.3%	37.7%	1.0%	9.5%	4.2%	27.8%
Unincorporated	70.3%	29.7%	4.2%	17.1%	8.1%	30.9%
Total Urban County	67.2%	32.8%	4.0%	16.6%	8.1%	33.7%
HOME Consortium Cities						
Carlsbad	67.3%	32.7%	1.2%	9.6%	3.9%	15.7%
Encinitas	64.1%	35.9%	2.0%	9.6%	4.7%	27.3%
La Mesa	47.1%	52.9%	2.2%	8.0%	5.2%	59.8%
San Marcos	66.2%	33.8%	6.5%	32.5%	15.3%	11.0%
Santee	71.0%	29.0%	2.8%	10.2%	4.9%	28.7%
Vista	53.9%	46.1%	8.6%	27.8%	17.5%	27.3%
San Diego County	55.4%	44.6%	5.8%	19.2%	11.8%	38.0%

Source: Census 2000

¹⁷ Blumen, Michelle. *Housing Affordability: A Study of the Housing Market in San Diego County*. San Diego County Apartment Association. San Diego, 2001.

1. Lead-Based Paint Hazards

Lead poisoning is the number one environmental hazard to children in America today. According to the Center for Disease Control (CDC), approximately 434,000 children across the country aged one to five years have elevated blood levels of lead. Lead's health effects are devastating and irreversible, causing Intelligence Quotient (IQ) reductions, reading and learning disabilities, decreased attention span, hyperactivity, and aggressive behavior. The National Institute of Environmental Health Science has found that a higher blood lead level is also associated with childhood delinquency. Certain groups are more at-risk of lead poisoning -- Blacks and Hispanic children, low income children, and children living in older housing. Children with a blood lead level of 15 to 19 micrograms per deciliter (ug/dL) is at high risk for lead poisoning and a child with a blood lead level above 19 ug/dL requires full medical evaluation and public health follow-up.

Table 3-31
Childhood Lead Poisoning Cases,
1999-2003

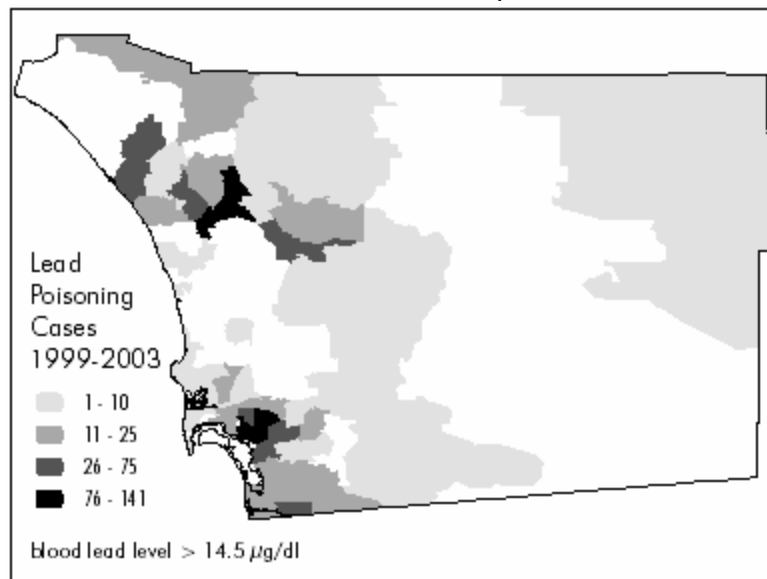
San Diego Health and Human Services Agency Region	Total Cases	Percent of all cases
Central	474	43%
East	51	5%
North Central	46	4%
North Coastal	151	14%
North Inland	212	19%
South	165	15%
Total	1,099	100%

Case defined as child with blood lead level $\geq 14.5 \mu\text{g/dl}$

Source: San Diego County HHSA, 2004

Between 1999 and 2003, the Childhood Lead Poisoning Prevention Program (CLPPP) reported over 1,000 official cases of elevated blood lead levels among children. Over 40 percent of all cases were in the central region, the smallest HHSA region, most of which encompasses Downtown San Diego. Another 19 percent of cases were in the North Inland region, the largest HHSA region in the County. Figure 3-7 shows the lead cases by zip code. The zip codes with the most cases (76-141 cases) include the City of San Marcos, southern San Diego City and National City.

Figure 3-7
Childhood Lead Cases, 1999-2003



Source: San Diego County Health and Human Services Agency, 2004

Estimating Number of Housing Units with Lead-Based Paint: Housing age is the key variable used to estimate the number of housing units with lead-based paint. Starting in 1978, the federal government prohibited the use of lead-based paint on residential property. National studies estimated that 75 percent of all residential structures built prior to 1978 contain lead-based paint (LBP). However, not all units with LBP present a hazard. Properties most at-risk include structures with deteriorated paint, chewable paint surfaces, friction paint surfaces, and deteriorated units with leaky roofs and plumbing.

CHAS data provides the number of housing units constructed before 1970 that were occupied by lower income households. This data can be used to approximate the extent of LBP hazards among lower income households. In the Urban County, an estimated 16,000 units occupied by lower and moderate income households may contain LBP. Specifically, approximately 2,080 units occupied by extremely low income households, 4,243 units occupied by low income households and 9,762 units occupied by moderate income households may contain LBP (Table 3-32).

The County's Childhood Lead Poisoning Prevention Program (CLPPP) is charged with preventing lead poisoning among the county's 240,425 children under age six, through community education, and to provide case management to children identified with dangerous blood lead levels. The County's Child Health and Disability Prevention Program (CHDP) offers free medical checkups, including a blood lead test to Medi-Cal and low-income children.

Table 3-32
Number of Urban County Housing Units with Lead-based Paint
Occupied by Low and Moderate Income Households

	Occupied Units			Percent Units with LBP
	Ext. Low (0- 30% AMI)*	Low (31-50% AMI)	Moderate (51- 80% AMI)	
No. of Pre-1970 Units Occupied by Low and Moderate Income Households	2,972	6,076	13,946	70%
Estimated No. of Units with LBP and Occupied by Low and Moderate Income Households	2,080	4,253	9,762	

*Owner occupied units for extremely low income group not available. Figure includes only rental units. Figures include Urban County only

Source: HUD CHAS Data, 2004.

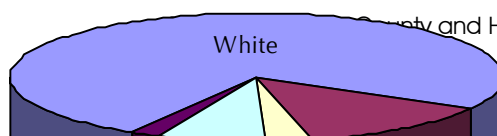
B. Tenure

Tenure in the housing industry typically refers to the occupancy of a housing unit – whether the unit is owner-occupied or renter-occupied. The tenure distribution (owner versus renter) of a community's housing stock influences several aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing evidencing a much lower turnover rate than rental housing. Housing cost burden is generally more prevalent among renters than among owners. Tenure preferences are primarily related to household income and composition, and age of the householder.

San Diego County showed a higher proportion of owner-occupied housing (55.4 percent) than renter-occupied housing (44.6 percent). The ownership level rose between 1990 and 2000, but was still well below the national level of 66.2 percent and slightly lower than the 56.9 percent state figure for housing ownership. Most cities in the County had more owner-occupied housing units than renter-occupied units. Exceptions include Poway, where ownership predominates (77.6 percent) and Imperial Beach, with only 30 percent of its housing units being owner-occupied. The areas with the greatest affordability problems also have the lowest rates of homeownership, as ownership is constrained as the shelter cost-to-income ratio rises. Imperial Beach has one of the lowest median incomes in the County while Poway has one of the highest.

Ethnic minority populations in San Diego County have not achieved homeownership as readily as the White population. In fact, as of 2000, the majority of owner-occupied households are White (Figure 3-16). Of those who owned the housing units they occupied, almost 75 percent were White; Hispanics comprised 13 percent of the homeowners while Blacks comprised only 3 percent and Asian/Pacific Islanders made up 7 percent. Comparing these figures to race data from the 2000 Census demonstrates that minorities in the County are underrepresented in terms of homeownership. By these classification methods, Whites/Caucasians comprise 54.9 percent of the County's population, Hispanics comprise 26.7 percent while 5.4 percent of the population is Black and 9.2 percent is Asian/Pacific Islander.

Figure 3-8
Homeownership by Race/Ethnicity



Source: U.S. Census, 2000.

C. Overcrowding

Overcrowding typically results from the combined effect of low earnings and high housing costs in a community, and reflects the inability of households to buy or rent housing that provides a reasonable level of privacy and space. The prevalence of overcrowding varies significantly by the income, type, and size of the household. Generally, very low- and low-income households and large families are disproportionately affected by overcrowding. Overcrowding is also generally more prevalent among renters than among owners.

An overcrowded housing unit is defined as a unit with more than one person per room, excluding bathrooms, balconies, hallways, porches, foyers, and half-rooms.¹⁸ As indicated by the 2000 Census, approximately eight percent of all Urban County households and 12 percent total county households were overcrowded.

Overcrowding in the County varies considerably by tenure. A higher proportion of Urban County renter households (17 percent) experienced overcrowded living conditions compared to owner-households (4 percent).

D. Housing Type

A region's housing stock is comprised of three categories: single-family dwelling units, multi-family dwelling units, and other types of units such as mobile homes.

Single-family units are attached or detached dwelling units usually on individual lots of land. Cities often have zoning districts that specify the provision of single-family housing units with maximum densities. As shown in Table 3-33, over 60 percent of the housing units in the County are single-family dwellings. The cities of Poway, Lemon Grove and Encinitas, as well as the unincorporated County areas, have a much larger proportion of this housing unit type, while Imperial Beach has a much lower proportion.

Multi-family units consist of structures with two or more units. Generally, multi-family units (particularly with five or more units in a structure) are rental units along the lines of those found in a common apartment complex. In some urban areas, such as the City of San Diego, a significant percentage of multi-family housing is ownership housing in the form of town houses or condominiums. Land zoned for multi-family dwelling units usually allows medium- to high-density use of land. Multi-family

¹⁸ 2000 Census Long Form, Question 37 defines a room as the number of whole rooms used for living purposes. Excluded are strip or Pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage.

dwelling units comprise 35 percent of County housing stock. The cities of La Mesa and Imperial Beach have the greatest proportions of multi-family housing units.

Typically, a community's housing stock correlates highly with the tenure distribution of the occupied housing units. For instance, the City of Imperial Beach has high proportions of multi-family housing and high proportions of renter-households among all County jurisdictions. In comparison, the City of Poway has one of the lowest proportions of multi-family housing and one of the lowest proportions of renter households.

Table 3-33
Housing Type and Vacancy

	Single-Family	Multi-Family	Mobile Homes	Percent Vacant
Urban County				
Coronado	55.9%	43.9%	0.2%	18.54%
Del Mar	66.3%	33.7%	0.0%	14.79%
Imperial Beach	48.1%	48.4%	3.5%	4.80%
Lemon Grove	74.2%	24.7%	1.1%	2.67%
Poway	80.2%	15.5%	4.3%	1.58%
Solana Beach	64.9%	34.5%	0.6%	10.86%
Unincorporated	74.6%	15.8%	9.7%	6.46%
Total Urban County	72.5%	19.7%	7.8%	6.64%
HOME Consortium Cities				
Carlsbad	69.4%	27.3%	3.4%	6.74%
Encinitas	74.5%	22.4%	3.1%	4.25%
La Mesa	52.2%	46.4%	1.4%	3.03%
San Marcos	58.6%	24.3%	17.0%	3.98%
Santee	65.1%	21.6%	13.3%	1.93%
Vista	56.7%	36.3%	7.0%	3.14%
Total HOME Consortium	63.0%	30.3%	6.6%	4.16%
San Diego County	60.6%	35.1%	4.4%	4.45%

Source: California Department of Finance, 2003 Housing and Population Estimates

3.5.2 Housing Cost and Affordability

This section evaluates the affordability of the housing stock in the County to low- and moderate-income households. If housing costs are relatively high in comparison to household income, a correspondingly high rate of housing problems occurs.

A. Housing Cost

Every year, the National Association of Home Builders (NAHB) tracks the ability of households to afford a home in almost 2000 metropolitan areas across the country. NAHB develops an Housing Opportunity Index (HOI) for a given area that is defined as the share of homes sold in that area that would have been affordable to a family earning the median income. The San Diego metropolitan area was the ninth least affordable area in the nation. In 2003, only 21 percent of the homes sold in the San Diego metropolitan area were affordable to the median family. As affordability drops, lower-income families are most acutely affected. The Housing Wage in San Diego County is \$22.60. This is the amount a full time (40 hours per week) worker must earn per hour in order to afford a two-bedroom unit at the area's Fair Market rent. This is 335 percent of the minimum wage (\$6.75 per hour). Between 2002 and 2003 the two-bedroom Housing Wage increased by 7.31 percent.¹⁹ In San Diego County, a worker earning the Minimum Wage (\$6.75 per hour) must work 134 hours per week in order to afford a two-bedroom unit at the area's Fair Market rent²⁰.

The current prices may be attributable to a housing shortage caused by a continuing decline in housing production during the 1990s, consistently strong demand, and reasonable mortgage rates. Since then, housing construction has not kept pace with the booming population.

According to DQNews, the median sale price for a home sold in San Diego County during December 2004 was \$525,000 for a single-family home and \$375,000 for a condominium. This represents a 23-24 percent increase from the previous year. Almost all cities in the Urban County and half of the Home Consortium Cities had higher median price increases. Median home sale prices varied between a high of over \$1.5 million in the City of Coronado and a low of \$405,000 in Lemon Grove (Table 3-34).

¹⁹ National Low Income Housing Coalition. Out of Reach 2003

²⁰ Ibid.

Table 3-34
Median Home Prices, December 2004

	Single Family	# of sales	% Change from 2003	Condos	# of sales	% Change from 2003
Urban County						
Coronado	\$1,500,000	12	21.2%	\$754,000	7	7.4%
Del Mar	\$1,275,000	14	6.3%	\$535,000	4	-11.2%
Imperial Beach	\$515,000	8	37.3%	\$413,000	4	77.0%
Lemon Grove	\$405,000	28	15.7%	\$300,000	1	11.1%
Poway	\$570,000	35	13.0%	\$401,000	7	14.6%
Solana Beach	\$1,158,000	4	48.5%	\$556,000	14	6.0%
Unincorporated Communities						
Fallbrook	\$515,000	65	27.2%	na	na	na
Lakeside	\$473,000	25	9.8%	\$263,000	9	30.5%
Ramona	\$540,000	38	33.0%	\$285,000	3	-1.9%
Spring Valley	\$475,000	61	35.1%	\$343,000	16	36.0%
HOME Consortium Cities						
Carlsbad	\$730,000	86	19.0%	\$430,000	62	17.0%
Encinitas	\$790,000	42	23.4%	\$465,000	11	32.9%
La Mesa	\$532,000	48	18.0%	\$363,000	4	26.3%
San Marcos	\$520,000	76	20.1%	\$337,000	20	22.9%
Santee	\$450,000	42	21.6%	\$340,000	21	36.0%
Vista	\$477,000	114	29.0%	\$350,000	23	29.0%
San Diego County	\$525,000	2,446	23.5%	\$375,000	987	24.6%

Source: DQNews Los Angeles Times Sunday Edition Chart December 2004

The San Diego County Apartment Association (SDCAA) publishes average rental rate information each year. Table 3-35 displays the average rent by jurisdiction. The County as a whole experienced marginal change in rent, ranging from decreases of two percent and increases of four percent. However, some jurisdictions experienced significant changes in rents between 2003 and 2004, ranging from a decrease of 24 percent to an increase of 60 percent. The estimated average rental rates in San Diego County in 2003 were \$637 for a studio, \$796 for a one-bedroom, \$1,023 for a two-bedroom, and \$1,372 for a three-bedroom.

Table 3-35
Average Rental Rates by Jurisdiction 2003-2004

Jurisdiction	# of Rooms	Spring 2003 Average rents	Fall 2003 Average Rents	Spring 2004 Average Rents	Percent Change 2003 – 2004
Urban County					
Coronado	Studio	\$733	\$960	\$791	8%
	1 BR	\$975	\$1,283	\$950	-3%
	2 Br	\$1,285	\$1,863	\$1,374	7%
	3BR	\$1,989	\$2,228	\$1,555	-22%
Del Mar	Studio	N/A	N/A	\$967	N/A
	1 BR	\$978	\$1,173	\$1,124	15%
	2 Br	\$1,413	\$1,271	\$1,488	5%
	3BR	\$1,873	\$1,215	\$1,773	-5%
Imperial Beach	Studio	\$635	\$638	\$657	3%
	1 BR	\$679	\$716	\$721	6%
	2 Br	\$794	\$871	\$874	10%
	3BR	\$843	\$1,025	\$1,348	60%
Lemon Grove	Studio	\$435	\$435	\$400	-8%
	1 BR	\$647	\$659	\$690	7%
	2 Br	\$801	\$865	\$913	14%
	3BR	\$1,033	\$1,146	\$1,164	13%
Poway	Studio	\$650	N/A	N/A	N/A
	1 BR	\$760	\$730	\$784	3%
	2 Br	\$993	\$777	\$759	-24%
	3BR	\$1,625	\$1,600	\$1,450	-11%
Solana Beach	Studio	N/A	N/A	\$990	N/A
	1 BR	\$967	\$700	\$935	-3%
	2 BR	\$1,214	\$1,390	\$1,475	21%
	3 BR	\$1,740	N/A	N/A	N/A
HOME Consortium Cities					
Carlsbad	Studio	\$722	\$640	\$777	8%
	1 BR	\$835	\$846	\$890	7%
	2 Br	\$1,208	\$1,161	\$1,234	2%
	3BR	\$1,642	\$1,693	\$1,522	-7%
Encinitas	Studio	\$696	\$811	\$873	25%
	1 BR	\$876	\$942	\$947	8%
	2 Br	\$1,413	\$1,180	\$1,327	-6%
	3BR	\$1,791	\$1,582	\$1,681	-6%

Table 3-35
Average Rental Rates by Jurisdiction 2003-2004

Jurisdiction	# of Rooms	Spring 2003 Average rents	Fall 2003 Average Rents	Spring 2004 Average Rents	Percent Change 2003 – 2004
La Mesa	Studio	\$670	\$704	\$618	-8%
	1 BR	\$732	\$796	\$1,034	41%
	2 Br	\$922	\$963	\$1,057	15%
	3BR	\$1,319	\$1,297	\$1,328	1%
San Marcos	1 BR	\$786	\$751	\$700	-11%
	2 Br	\$931	\$907	\$859	-8%
	3BR	\$1,178	1,212	\$1,073	-9%
Santee	Studio	\$540	\$370	\$475	-12%
	1 BR	\$803	\$713	\$773	-4%
	2 Br	\$954	\$783	\$904	-5%
	3BR	\$1,165	\$1,096	\$1,148	-1%
Vista	Studio	\$589	\$648	\$492	-16%
	1 BR	\$885	\$816	\$770	-13%
	2 Br	\$1,042	\$964	\$933	-10%
	3BR	\$1,264	\$1,248	\$1,161	-8%
San Diego County	Studio	\$653	\$682	\$637	-2%
	1 BR	\$775	\$788	\$796	3%
	2 Br	\$987	\$1,034	\$1,023	4%
	3BR	\$1,361	\$1,437	\$1,372	1%

Source: San Diego County Apartment Association, 2004.

B. Housing Affordability

Housing affordability can be estimated by comparing the cost of renting or owning a home with the maximum affordable housing costs to households at different income levels. Taken together, this information can generally indicate the size and type of housing available to each income group and can indicate which households are more susceptible to overcrowding and cost burden.

HUD conducts annual household income surveys nationwide to determine the maximum affordable housing payments of different households and their eligibility for federal housing assistance. In evaluating affordability, the maximum affordable price refers to the maximum amount that could be afforded by households in the upper range of their respective income categories. Table 3-36 shows the annual household income by size and the maximum affordable housing payment based on the federal standard of 30 percent of household income. General cost assumptions for utilities, taxes, and property insurance are also shown.

Table 3-36
Housing Affordability Matrix San Diego County 2004 AMI- \$63,400

Income Group	Income Levels		Housing Costs		Maximum Affordable Price	
	Annual Income	Affordable Payment	Utilities	Taxes & Ins.	Home	Rental
Low (50% AMI)						
One Person	\$24,000	\$600	\$50	\$200	\$77,836	\$550
Small Family	\$30,850	\$771	\$100	\$200	\$104,801	\$671
Large Family	\$37,000	\$925	\$150	\$200	\$127,874	\$775
Moderate (51-80% AMI)						
One Person	\$38,350	\$959	\$50	\$200	\$157,618	\$909
Small Family	\$49,300	\$1,233	\$100	\$200	\$207,378	\$1,133
Large Family	\$59,200	\$1,480	\$150	\$200	\$251,299	\$1,330
Middle/Above (80%+ AMI)						
One Person	\$53,250	\$1,331	\$50	\$200	\$240,458	\$1,281
Small Family	\$68,500	\$1,713	\$100	\$200	\$314,124	\$1,613
Large Family	\$82,200	\$2,055	\$150	\$200	\$379,173	\$1,905

Notations:

1. Small Family = 3 persons; Large Families = 5 or more persons
2. Utility costs for renters assumed at \$50/\$100/\$150 per month
3. Monthly affordable rent based on payments of no more than 30% of household income
4. Property taxes and insurance based on averages for the region
5. Calculation of affordable home sales prices based on a down payment of 10%, annual interest rate of 6%, 30-year mortgage, and monthly payment of gross household income

The countywide median sales price for single-family (\$525,000) places homeownership out of reach for most households. Even in the jurisdiction with the lowest median home price (City of Lemon Grove, at \$405,000), homeownership is out of reach for low- and moderate-income households. Sale prices for condominiums also put homeownership out of reach for most low and moderate income families. Given the high costs of homeownership in the County, lower-income households are usually confined to rental housing but the affordability problem also persists in the rental market. Only a handful of jurisdictions had median gross rents under \$775, that is, in the range of affordability for low-income families.

The situation is exacerbated for large households with low and moderate incomes given the limited supply of large units, and for seniors with their fixed incomes. When the housing market is tight, with high demand, low vacancies, and rising costs, the potential for discriminatory housing practices also increases.

C. Housing Cost Burden

State and federal standards specify that a household experiences housing cost burden if it pays more than 30 percent of its gross income on housing. In the County, housing cost burden is more prevalent among renter-households; a majority of the jurisdictions had over 40 percent of renter-households with housing cost burden (Table 3-37). Housing cost burden among owner-households was less prevalent by comparison. Cost burden by low-income households tends to occur when housing costs increase faster than income. Rates of renter cost burden were high in the cities of

Vista, Imperial Beach and Lemon Grove where median household incomes were lower than the County median.

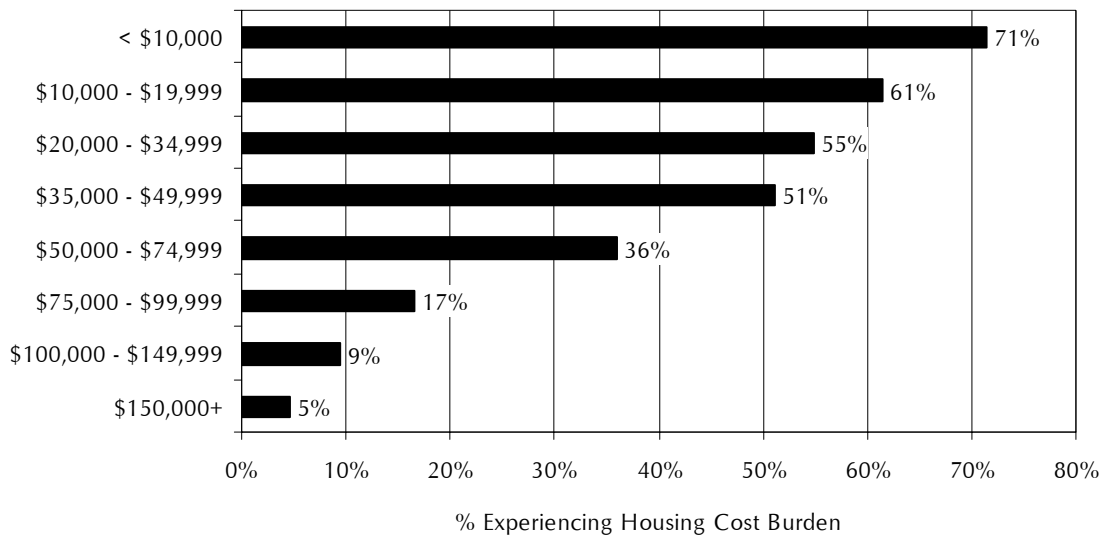
Table 3-37
Housing Cost Burden

	Owners	Renters
Urban County		
Coronado	31.5%	39.3%
Del Mar	38.0%	33.6%
Imperial Beach	28.3%	41.3%
Lemon Grove	31.9%	45.6%
Poway	30.9%	42.6%
Solana Beach	27.6%	39.3%
Unincorporated	32.7%	37.2%
Total Urban County	32.3%	38.6%
HOME Consortium Cities		
Carlsbad	30.7%	40.7%
Encinitas	33.7%	41.3%
La Mesa	25.2%	42.2%
San Marcos	36.0%	42.7%
Santee	32.7%	36.8%
Vista	32.0%	46.2%
Total HOME Consortium	31.6%	42.3%
San Diego County	31.8%	42.6%

Source: Census 2000

Housing cost burden typically is linked to income levels. The lower the income, the larger percentage of a household's income is allotted to housing costs. While this is common knowledge, Figure 3-17 shows how dramatically income increases affect housing cost burden.

Figure 3-9
Owner-occupied Housing Cost Burden
by Household Income



Source: Census 2000

3.6 Barriers to Affordable Housing

Market and governmental factors may pose constraints on the provision of adequate and affordable housing. The Housing element of each jurisdiction within the Urban County and HOME Consortium is required to provide a detailed assessment of constraints and to develop strategies to mitigate constraints identified. This section discusses the market and governmental constraints that generally impact the Urban County and HOME Consortium.

3.6.1 Market Constraints

There are various market-driven factors that contribute to the cost of housing. The most evident market constraints include land costs, construction costs, and access to financing. The County and individual cities have little influence over market constraints, but can provide incentives or assistance to overcome the impacts of market constraints.

A. Construction Costs

High development costs in San Diego County may stifle potential affordable housing development. Construction costs for residential units have increased rapidly over the last decade. Government fees and exactions also may constrain project feasibility for affordable housing development. Furthermore, neighborhood resistance to some developments lengthens development time, driving up costs. The difficulty of developing sites with irregular topography can also add to costs.

In the early 1990s, an economic recession resulted in a significant decline in residential development activity in California. With few construction employment opportunities, many

experienced construction workers left the state to search for employment. The subsequent housing recovery in 1997 left the region with a labor shortage that led to higher labor costs. Higher labor costs usually result in higher housing costs.

B. Land Costs

High land costs are probably the most important single factor in making San Diego County one of the least affordable regions for housing in the nation. There is little the County can directly do to influence the market price of land. However, the County does affect the housing supply through the administration of land use policies.

There is a great degree of variation in the value of residential land in the unincorporated area. This is due to factors such as the accessibility of areas to employment, commercial uses, transit, civic and recreational uses, and the availability and quality of services and infrastructure.

C. Availability of Financing

1. Interest Rates

Financing the planning and construction of a development is a major component of the cost of housing, making interest rates an important factor in determining the affordability of housing. In the last few years, interest rates in the region fell to their lowest levels in 30 years but have more recently begun to increase slightly.

2. Credit and Home Mortgage Availability

In today's market, debt capital is readily available for residential developments. However, it is often less accessible for affordable housing developments due to the difficulty in structuring complicated projects and the layering of financing needed. Low-income housing tax credits have increasingly become a critical source of capital for affordable housing developments. However, competition for credits has become increasingly fierce. In order to gain access to debt capital from conventional lenders, affordable housing developers will usually be required to obtain supplemental funds from grants or secondary financing. Supplemental funds such as equity funds, predevelopment capital, performance guarantees and bridge loans are used to fill the financing gap in making a project affordable. In the County, affordable housing developers often have difficulty in obtaining the supplemental financing needed to build affordable housing. As a funding source, the County is limited to its federal entitlement funding (CDBG, HOME) because the County receives a limited amount of redevelopment agency low and moderate-income set-aside housing funds. Entitlement funding is made available to affordable housing developers through the County's open Notice of Funding Availability.

Additionally, the availability of home purchase financing to low income and minority groups may also affect the supply of and demand for housing. The San Diego City/County Reinvestment Task Force that monitors lending practices and policies and develops strategies for reinvestment, indicated that the fundamental test of effective lending practices are stabilizing lending in low and moderate-income communities, increasing the number of applications filed in minority dominated communities and reducing the disparity in the denial rates between racial and ethnic groups. A 2001 study by the Task Force indicated that bank lending in low and moderate-income tracts is improving but the various rates of lending are still below those of high-income census tracts. In addition, the research provided an estimate of \$90 million in unmet loan potential in low and moderate-income defined census tracts.

In 2001, the Task Force prepared its most recent *County Home Mortgage Disclosure Report Analysis*. The major findings of the report include the following:

- Total residential mortgage loans made by Home Mortgage Disclosure Act (HMDA) reporting institutions increased 79.5 percent from 2000 to 2001.
- Applications for loans from low and moderate-income census tracts increased 46 percent and 63.2 percent, respectively. Applications for loans from middle and upper income tracts increased 80.2 percent and 87.2 percent, respectively.
- The denial rate for HMDA applications declined for the first time in three years and was at its lowest in the five years examined.
- Although loan denial rates declined among all ethnic groups the loan denial rate for Blacks and Hispanics remained higher than the overall loan denial rate for the County in 2001.
- Applicants from low-income areas were more likely to receive FHA insured loans.
- Loan denial rates for all borrowers in San Diego were significantly lower than national rates, especially for ethnic borrowers (Blacks 36 percent vs. 14.6 percent; Hispanic 23 percent vs. 14 percent; Asians 11 percent vs. 9.4 percent; Whites 16 percent vs. 8.9 percent).

D. Energy Conservation

Energy conservation strategies are related to urban and residential development because they usually deal with site planning and building design, residential densities, transportation and commuting patterns, adequate services and infrastructure, water transport, alternative energy conservation methods and technologies, and recycling measures as a means of conserving energy. The high cost of energy results in the need to take appropriate actions to reduce or minimize the overall level of energy consumption.

The Energy Element of the County General Plan was adopted in November 1977 to provide goals, policies, and action programs that address energy issues in the unincorporated area. In August 1979, the County also adopted the Solar Access Ordinance (No. 5589) to require developers that subdivide land to demonstrate that each lot has unobstructed access to sunlight.

Additionally, in December 2004, the County adopted Energy Efficiency-Based and On-Site Generation Utility Allowance Schedules as a means to promote energy efficient and enhance the long-term financial viability of affordable housing. The implementation of this program can lower utility bills, save energy, and provide a long-term mechanism for owner-developers of affordable housing, to recover their investment in energy efficiency and on-site generation.

3.6.2 Governmental Constraints

Major governmental constraints to affordable housing development include land use policies governed by the Land Use Element of the General Plan and the zoning and development codes, development and planning fees imposed by the County and individual cities, and growth management policies. Pursuant to State housing element law, each jurisdiction must demonstrate adequate residential sites with appropriate densities to meet its share of regional housing needs. The Housing Element must address the extent to which government policies serve as constraints to housing development and the County's commitment to eliminating or mitigating the constraints. The following discussions on governmental constraints are summarized from the County of San Diego Housing Element.

The Board of Supervisors has a policy of preparing community and sub regional plans for sub-areas within the unincorporated area. Locally elected or appointed community planning groups and County staff prepare plans that are approved by the Planning Commission and the Board of Supervisors after a series of publicly held hearings. Community and sub regional plans are

components of the County General Plan that provide residential densities and building intensities for specified parcels of land. Consequently, development proposals must conform to these plans.

Federal and state-mandated environmental protection regulations may cause residential development to be halted or delayed, thereby increasing costs or imposing additional costs on new residential development. These costs result from the fees charged by the County and private consultants for performing environmental analysis, conducting studies, the mandated public review process, and the potential costs associated with mitigation.

The County's land use regulatory activities may also contribute to increasing the cost of residential development. The most evident increase comes from the fees charged for processing the various permits necessary to develop land. However, the County has taken steps to reduce the costs of processing residential building permits. In April 1999, the Board adopted fee reductions for residential building permits that decreased fees by 25-44% in the unincorporated area. Although the County has done a good deal in recent years to reduce the time and cost required for processing permits, the consideration of complex issues involved in some developments can be costly.

Facility constraints affect most developments in the County. Facility constraints include septic constraints, sewer capacity problems, and the long-term availability of water. A significant constraint unique to the unincorporated area is that a majority of land area under the jurisdiction of the County is outside the County Water Authority (CWA) boundary. All development in this vast area is contingent upon the availability of groundwater. In addition, some areas in the unincorporated area have no agency providing structural fire protection, and much of the remaining area is served by districts reliant on volunteer firefighters.

A. Land Use Controls

The County's Zoning Ordinance implements the Regional Land Use Element of the County's General Plan. The Zoning Ordinance contains a variety of regulations that address building setbacks, building height, on-site open space, and parking requirements. The Zoning Ordinance provides 22 standardized setback options regulating front-, side- and rear-yards. A 23rd option allows setbacks to be established during planned development, use permit or site plan review procedures. Likewise, there are 17 different combinations of building height/number of story. An 18th option allows, with a major use permit, any number of stories and heights in excess of 60 feet.

Parking requirements for multifamily dwellings vary according to the number of bedrooms contained in a unit. Units containing zero to two bedrooms require 1.5 parking spaces per unit, and units containing three or more bedrooms require two parking spaces per unit. Guest parking is usually required at a ratio of one space for every five units. In addition, if a development has four or more units and an indoor recreation facility that exceeds 1,000 square feet, one parking space for every 10 units is required to accommodate the facility.

Generally, setback, building height, on-site open space, and parking requirements do not pose a constraint to development as they reflect the underlying density allowed. Zones allowing greater density will include setback, building height, and open space requirements that facilitate, rather than impede the attainment of the maximum density allowed by the zone.

B. Permit Processing Procedures

Permit processing times vary according to the permit type and complexity of the proposed development. Generally, applications for residential developments may occur as tentative parcel maps (minor subdivisions), tentative maps (major subdivisions), large-scale developments (specific plans), major use permits, minor use permits, and in some instances site plan review. Often times

multiple permits (i.e., tentative map, major use permit, site plan, etc.) are processed concurrently. Concurrent environmental review ranging from the adoption of a Negative Declaration (ND) to certification of a Final Environmental Impact Report (EIR) may also be required.

Discretionary review focuses primarily on planning and environmental considerations. Planning issues may include conformance with the Subdivision Map Act and the County Zoning Ordinance and General Plan. Compliance with an adopted specific plan is also addressed if a project proposal implements a component of an adopted specific plan. Modification to the proposal may be requested to achieve conformance with these documents. Community or Sub-regional Planning Groups review and evaluate proposals, therefore development applicants are encouraged to attend one or more planning group meetings prior to submittal and during application processing. Environmental Review includes addressing potential impacts relating to infrastructure, traffic and circulation, biological and archaeological issues, noise, community character, and aesthetics. Depending on the project, the County may adopt an ND, require extended studies, or require the preparation of an EIR.

In 1990, the County Department of Planning and Land Use undertook a study of permit processing and environmental review timelines to determine how to improve permit processing. In instances where the proposal requires environmental review, planning review occurs concurrently. However, it should be noted that a substantial portion of the total processing time is taken up by activities of the applicant over which the County has little control (i.e., preparation of environmental documents, revisions to the proposed development, percolation testing, etc.)

The County has made strides in improving the efficiency of processing permits for developments in the unincorporated area. In February 1998, the County streamlined the permitting process and implemented the project manager system of application processing. The purpose of the streamlining project is to reduce both the cost and time of processing permits, thereby increasing efficiency and improving customer service. The most significant changes include the following: assignment of new cases within four days of intake; providing information to applicants in more timely fashion; notifying applicants of potential problems sooner in the process; making applications possible via the County's web site; and assigning a project manager to serve as the key contact person.

C. Development Fees

Fees are charged for processing the various permits necessary to develop land. The portion of development costs attributed to fees for parks, fire, schools, sewer and water connection, flood control, and drainage provides the infrastructure that is considered necessary to provide a healthy environment, as demanded by the public. These impact fees, levied by public service districts and the County, are not included in the County's review and regulatory processing fees.

County fees are determined by the cost to the County for processing permits. These permit-processing fees are a full cost recovery system with the intention that the developer (rather than the taxpayer) bears the cost of processing required applications. However, the costs of these permits are often passed on to the consumer in the form of higher housing prices. An updated list of development fees can be obtained by referring to Section 362 of the San Diego County Administrative Code.

The County has taken steps to reduce the costs of processing building permits. In April 1999, the Board adopted fee reductions for residential building permits that decreased fees by 25-44% in the unincorporated area. In 1997, the Board adopted an amendment to the Fee and Deposits Ordinance that reduced fees used to calculate standard hourly rates, flat fees, and intake and estimated deposits.

The key customer benefits include: cost estimates by tasks and milestones throughout individual projects; re-evaluation of costs and project direction at various milestones to avoid any "surprises" during processing; establishment of a team approach between the project manager and the applicant; and consistency in calculating costs from standard hourly rates. In 1995, the Board also adopted Homeowner Relief Zoning Ordinance changes to provide a variety of regulatory relief options, including fee waivers or refunds to applicants granted land use permits/approvals in error.

A limited number of resources are potentially available for developers of affordable housing to offset excessive fees. These resources include grants or loans from the CDBG and HOME programs, the Local Initiatives Support Corporation (LISC), public foundations that support non-profit housing development, private lending institutions, and federal and state agencies.

D. Article 34

Article 34 of the California Constitution requires voter approval (through the referendum process) before a State agency can develop, construct, or acquire (in any manner) low-income rental housing developments. Application of the Article 34 referendum requirement is conditioned upon the existence of a particular actor ("any state public body"), action ("develop, construct, or acquire"), and project ("low rent housing project for persons of low income"). All three conditions must be met before a development is subject to referendum requirements.

This provision requires local governments to conduct a referendum to approve or disapprove the development of government-owned public housing. This provision continues in effect. In November 1993, ballot referendum #174, which would have provided public housing authority to the Urban County, was defeated.

E. Resource Protection

In the unincorporated area, there are unique topography, ecosystems, and natural resources that are fragile, irreplaceable, and vital to the quality of life for all residents. Special development controls have been established for wetlands, floodplains, steep slopes, sensitive biological habitats, and archeological and historic sites. In October 1991, the County adopted the Resource Protection Ordinance (RPO) to guarantee the preservation of these sensitive lands and require studies for certain discretionary projects.

In October 1997, the Board also adopted the Biological Mitigation Ordinance (BMO) to enable the County to achieve the conservation goals that are contained in the Multiple Species Conservation Plan (MSCP). BMO protects County biological resources and prevents their loss by directing development outside of the biological resource core areas, preserving land that can be combined into contiguous areas of habitat or linkages, and by establishing mitigation standards that are applied to discretionary projects.

The unincorporated area has a complex groundwater resource that varies greatly throughout the region. This resource provides the only source of water for approximately 35,000 residents. Any development that proposes the use of groundwater not provided by a Water Service Agency is restricted to residential density controls (minimum parcel size), groundwater investigations, and well tests. If data demonstrates that groundwater resources are adequate to meet the groundwater demands of both the proposed development and the groundwater basin, an exemption to these requirements may be granted.

F. Codes

The County is responsible for enforcing the Uniform Building Code, which assures that all structures are built to applicable standards. The State and the International Conference of Building Officials determine building codes. For example, the individual professional associations of plumbers and electricians draft model ordinances that are usually consistent with codes adopted at the local level. The County's authority is minimal in regards to reviewing or modifying these codes, however, the County is authorized to make changes that are administrative or editorial in nature or relate to local conditions regarding climate, topography and geology.

Violations of the Building Code are investigated on a complaint basis. Once a complaint is received by the County Department of Planning and Land Use, staff verifies whether the proper permits have been issued. A building inspector will then verify violation(s) through an on-site inspection. Once verified, the violator is notified by mail and given 30 days to correct the problem. If the problem is not corrected within the allowed time frame, a "stronger" letter is sent to the violator and another 30 days are provided to correct the situation.

If the situation progresses to a third letter, the violator is notified that a citation for a misdemeanor violation will be issued. Once issued, the case is transferred to the District Attorney's Office. The County's objective is to obtain compliance, however, if compliance is not obtained and if convicted of a misdemeanor, a violator may spend up to six months in jail or be required to pay a \$1,000 fine.

G. Facilities Constraints

Limited sewer capacity and the long-term availability of water are significant constraints to residential development in the unincorporated area. The impact of these constraints could potentially increase the cost to provide these services, leading to higher housing costs. There is also the potential of development moratoriums if services are inadequate. For instance, a septic tank moratorium in central Rainbow has been in effect due to high groundwater conditions.

Local jurisdictions and independent and dependent sewer districts provide public sewer service in the County. Independent sewer districts have their own independently elected or appointed board of directors, while the Board of Supervisors governs dependent sewer districts. The San Diego Metropolitan Sewage System (Metro) provides sewer service for six special districts serving the unincorporated area as well as the City of San Diego and nine other jurisdictions.

The San Diego County Water Authority (SDCWA) supplies approximately 70 to 95 percent of the region's water needs, with the remainder coming from annual runoff into local reservoirs. Currently, the Metropolitan Water District of Southern California (MWD) is the only source of water imported into the County. MWD water is delivered to SDCWA via the Colorado River Aqueduct and the State Water Project (via the Edmund G. Brown Aqueduct). SDCWA then transports the water to its 23 member cities and individual water districts for distribution to customers.

Water availability is a critical factor in determining the most efficient land use patterns and where to direct population densities. During the 1991-1992 statewide drought, water supply was the most important issue encountered by water resource agencies. It was clearly evident that there existed a link between a reliable source of water and the economic well being of a region.

Continued growth within County areas served by imported water has increased water demand and the need to expand regional distribution storage facilities. For instance, the Olivenhain, Vallecitos, and Padre Dam Municipal Districts and City of Escondido (which also provides water service to unincorporated area residents at the edge of the City) have identified the need for additional improvements to accommodate growth and meet projected demand. There are also several

districts with potential development constraints. The Helix Water District, Fallbrook Public Utility District, and Sweetwater Authority service areas are nearly built-out.

In 1976, a gasoline leak from a gas station in Julian contaminated the underground water supply. Consequently, the California Regional Water Quality Control Board (CRWQCB) prohibits the Julian Community Services District from expanding its boundaries until the health risks associated with the spill are eliminated. CRWQCB's order No. 83-09 limits the Julian Water Pollution Control District Facility's (WPCF) effluent discharge at 40,000 gallons per day. In response, the Board adopted a policy that limits the number of sewer permits available for purchase. Once WPCF reaches its capacity, no sewer capacity commitment will be authorized until additional capacity and new discharge permits are obtained from the CRWQCB.

In 1997, SDCWA prepared a Water Resource Plan that identified the need to diversify its sources of water supply and reduce its dependence of imported water from the Colorado River Aqueduct and the State Water Project. In August 1998, SDCWA approved a water exchange agreement with MWD that would allow SDCWA to acquire and transport approximately 200,000 acre feet of water annually from the Imperial Irrigation District into the region. This agreement ensures a steady and reliable source of water, thereby maintaining the economic well being of the region and the quality of life for County residents.

H. Site Improvements

The County departments of Public Works (DPW) and Planning and Land Use (DPLU) regulate site improvements in the unincorporated area. DPW has prepared a manual addressing public road standards for developers or other parties that request the Board to accept public improvements into the County's system of maintained public roads. It is recognized that while these standards are applicable to the vast majority of projects, they are flexible and exceptions are possible. The right-of-way and paved widths along residential areas are a function of the projected average daily trips. Travel lanes are generally required to be at least 12 feet wide, however, fire districts may have additional requirements. The design of residential lots is regulated by the Subdivision Ordinance and addresses such issues as lot width and depth, panhandle lots, frontage, and location of side and rear yard lot lines.

The Zoning Ordinance also specifies landscape requirements for mobile home parks and planned developments with mobile homes. Landscape requirements for other types of residential developments are determined on a project by project basis. Landscape requirements are a function of aesthetics, erosion control, buffering, and screening.

3.7 Fair Housing

3.7.1 Fair Housing Services

Three fair housing service providers serve the San Diego County area, with each being responsible for a portion of the County:

- Fair Housing Council of San Diego (FHCSD)
- Heartland Human Relations and Fair Housing Association (HHR&FHA)
- North County Lifeline (NCL)
- South Bay Community Services (SBCS)

The County of San Diego, under direction of the U.S. Department of Housing and Urban Development (HUD), has the responsibility to affirmatively further fair housing within the Urban County area (including the unincorporated areas of San Diego County, as well as in the cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, and Solana Beach). The County contracts with the North County LifeLine to serve as its Fair Housing Administrator. North County Lifeline has created LifeLine's Fair Housing Collaborative with Heartland Human Relations and Fair Housing Association and South Bay Community Services to provide fair housing services for Urban County residents. These agencies sponsor public fair housing educational activities, outreach, and referral activities (See Figure 3-10).

3.7.2 Fair Housing Impediments and Recommendations

The 2004 San Diego Regional Analysis of Impediments to Fair Housing Choice Report (AI) presented the following potential impediments:

- Educational and outreach literature regarding fair housing issues, rights, and services on websites or at public counters is limited.
- As many individual homeowners enter the business of being landlords by renting out their homes, many may not be aware of current laws.
- Hispanics and Blacks continue to be under-represented in the homebuyer market, and experienced large disparities in loan approval rates among the 19 jurisdictions.
- Housing choices for persons with disabilities are limited.
- Discrimination against people with disabilities has become an increasing fair housing concern, which is supported by general literature, statistical data, cases filed with DFEH, and recent audits conducted in the region.

Figure 3-10 - Fair Housing Agency Geographic Areas
(11"x17")

Figure 3-10 - Fair Housing Agency Geographic Areas
(Back - 11"x17")

- Lead-based paint hazards often disproportionately affect minorities and families with children. While lead-based paint issues pose a potential impediment to housing choice, testing of lead hazards is rarely performed when purchasing or renting a unit, although disclosures are required.
- Limited regional collaboration on fair housing issues.

To address these impediments, various recommendations were presented in the report, including the following:

- Jurisdictions should provide links to fair housing and other housing resources with current information on their websites. Public counters should also prominently display fair housing information.
- Jurisdictions should make a concerted effort to identify one- to four-unit residences within their jurisdictions that are used as rentals and target education and outreach materials to this segment of the market population.
- Jurisdictions should provide findings of this AI and other related studies to the Community Reinvestment Initiative (CRI) Task Force to follow up with discussions and actions with lenders.
- Jurisdictions should expand the variety of housing types and sizes. In addition to persons with disabilities, senior households can also benefit from a wider range of housing options.
- Jurisdictions should consider using CDBG, HOME, and other housing funds available to provide monetary incentives for barrier removal of non-compliant complexes.
- Jurisdictions should consider requiring lead-based paint testing as part of their homebuyer and residential rehabilitation programs.
- Jurisdictions should encourage fair housing service providers to collaborate and support each others' activities, so that similar activities are available to residents across jurisdictions. The Fair Housing Resources Board (FHRB) should continue to function as a collaborative to coordinate fair housing services for the region.

3.8 Community Development Needs

HUD Community Planning and Development funds (CDBG, HOME, ESG, and HOPWA) can be used for a variety of supportive services and community development activities. These include community services; supportive services for persons with special needs; community facilities; public infrastructure improvements; and economic development.

This section of the assessment examines the variety of needs throughout San Diego County including:

- Community Facilities
- Infrastructure
- Special Needs
- Community Services
- Neighborhood Services
- Business and Jobs

Selected communities within the unincorporated areas of San Diego County have been designated as Neighborhood Revitalization Areas (NRAs) in order to channel CDBG funds to the areas where they are most needed. CDBG community development projects must be located within designated neighborhood revitalization areas or illustrate a benefit to lower income persons. Included in the current San Diego Urban County CDBG NRAs are the cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway and several unincorporated areas (Casa De Oro, Fallbrook, Lakeside, Lincoln

Acres, Ramona, North Spring Valley, South Spring Valley, and the Rural Revitalization Area. In the HOME Consortium, the City of San Marcos is designated an NRA.

Table 3-38 lists the top five needs in each category as indicated by residents (primarily from low and moderate income neighborhoods) in the Housing and Community Development Needs Survey.

Table 3-38
2004 Housing and Community Development Needs Survey Results

Category	Average Score	Category	Average Score
Community Facilities		Community Services	
Fire Stations & Equipment	3.06	Transportation Services	3.16
Health Care Facilities	2.97	Health Services	3.03
Youth Centers	2.88	Youth Activities	2.98
Park & Recreational Facilities	2.84	Anti-Crime Programs	2.96
Community Centers	2.77	Senior Activities	2.94
Infrastructure		Neighborhood Services	
Water/Sewer Improvement	2.96	Trash & Debris Removal	3.08
Street/Alley Improvement	2.92	Cleanup of Abandoned Lots and Buildings	3.07
Street Lighting	2.87	Graffiti Removal	2.79
Sidewalk Improvements	2.81	Code Enforcement	2.73
Drainage Improvement	2.71	Parking Facilities	2.54
Special Needs		Businesses & Jobs	
Neglected/Abuse Children Center/ Services	2.94	Employment Training	3.04
Family Self-Sufficiency Service	2.83	Job Creation/Retention	2.77
Substance Abuse Services	2.78	Small Business Loans	2.68
Domestic Violence Services	2.75	Start-up Business Assistance	2.63
Centers/Services for Disabled	2.54	Commercial/Industrial Rehabilitation	2.63

3.8.1 Community Facilities and Services

A. Fire Equipment and Facilities

The 2003 fire storm in San Diego County most certainly impacted residents since they rated Fire Station and Equipment needs as the highest priority for Community Facility improvements. The 2003 fires burned 395,000 acres in San Diego County, destroyed 2,475 homes and cost 16 people their lives. Currently, 17 cities, 28 special districts and a number of volunteer agencies fund structural fire protection services in San Diego County. In the FY 2004-2005 Annual Funding Plan, the County recommended funding for four fire-related projects in the rural Southeast Neighborhood Revitalization Area. These included equipment for the Bostonia Fire Department, a water well and protective gear for the Boulevard Fire Department, and a rescue vehicle for the Campo Fire Department.

However, there is still a need for funds for fire fighting equipment and facilities, particularly in lower income and rural areas, where fire risks are higher and property taxes are insufficient to replace old equipment and facilities. With the exception of the California Department of Forestry, which has the responsibility for providing wildland fire protection, there is no legal mandate for local governments to provide structural fire protection. Accordingly, funding for providing fire protection has been at the discretion of local governments.

In order to address the need for additional funding for fire protection services, the local Agency Formation Commission (LAFCO) created the Task Force on Fire Protection and Emergency Medical Services, a multi-agency collaborative effort that seeks to supplement fire protection funding for departments throughout the County. It also cooperates in sharing information and resources to ensure better fire coverage countywide. In 1999 and again in 2003, LAFCO approved strategies for enhancing fire protection services revenue. The following are some of their recommendations:

- Encourage fire protection agency officials to pursue voter-approved special taxes;
- Publish and distribute information about the property tax allocation process;
- Review County policies regarding development in unincorporated areas to determine if development within or outside of fire protection districts negatively impacts services;
- Investigate alternatives for restructuring the delivery of fire protection services; and
- Investigate if Proposition 172 revenues could fund enhancements to the County's Fire Services Coordination Program.

B. Health Care Facilities and Services

The County Health and Human Services Agency (HHS) operates numerous health centers and hospitals throughout the County and provides a wide variety of health care services to County residents. HHS serves customers in a variety of settings. Some are served in County facilities; others are served by hospitals, community clinics, agencies, or community-based organizations under contract with HHS to provide key services, such as alcohol and drug treatment services, or medical care to the indigent. Other creative approaches to meeting community needs include Family Resource Centers, and Mental Health Clinics. In addition, the Public Health Centers work to prevent epidemics and the spread of disease, protect against environmental hazards, prevent injuries, promote and encourage healthy behaviors, respond to disasters and assist communities in recovery and assure the quality and accessibility of health services throughout the county. Public Health Centers are located where County residents can access a wide range of health and social services.

The major change to the provision of health care is the Welfare to Work program that requires participants to work. Many families are losing income and other benefits because they do not follow the plan or requirements of the current program. Particularly in San Diego County, there are many undocumented individuals who are unwilling to apply for benefits or go to a clinic for fear of being reported to the Bureau of U.S. Citizenship and Immigration Services. The result is large numbers of individuals and families with children with no insurance or health care. California has a high proportion of uninsured persons; only five other states in the country have higher proportions of uninsured persons than does California.²¹

C. Youth Centers and Activities

Residents indicated a high need for youth programs throughout the County. Youth programs and centers are important in that they serve kids before and after school. This is time that may be used unproductively and for highly destructive activities in communities troubled by violence, drugs,

²¹ *Uninsured Californians in Assembly and Senate Districts*, 2000, UCLA Center for Health Policy Research, 2001.

gangs, and early pregnancy, and where adult supervision is scarce because of work schedules, absent parents, or both.

Several agencies and departments offer a wide range of youth services and programs throughout the County. The Sheriff's Department and its Community Oriented Policing and Problem Solving (COPPS) program offer many programs and services to familiarize youths with law enforcement and prevent juvenile crime. In addition to school resource officers in many of the County's high schools, the Sheriff's Department runs the following youth programs:

- Explorer Program: This program familiarizes youth with the Sheriff's Department and offers ride-alongs to youths interested in law enforcement.
- Drug Abuse Resistance Education (D.A.R.E.): This program targets youths in elementary schools, providing anti-drug abuse education to the students.
- San Marcos Critical Hours Program: This program provides a place for youth to go after school and educates them about law enforcement.

The County Department of Parks and Recreation operates the following three teen programs at community centers:

- Positive Images Youth Center: Located in Spring Valley, the Center offers many programs for youth ages 10 to 17 and at-risk youth. A few of the programs offered include weekend campouts, Challenge courses, gardening, graffiti paint outs, and multi-cultural clubs.
- Lakeside Critical Hours Program: The Lakeside Critical Hours Program focuses on middle school-aged youth and at-risk youth. The program offers many recreational opportunities at the Recreation Club/ Lakeside Community Center, Lakeside Middle School and Tierra del Sol Middle School.
- *Fallbrook Critical Hours Program*: The Fallbrook Critical Hours Program located in the community of Fallbrook offers many programs for students and at-risk youth.

San Diego County YMCA's School Outreach Services is a comprehensive before and after-school outreach program, which provides opportunities in the areas of prevention education, academic assistance, arts, and recreation for youth throughout San Diego County. All programs are free to program participants. Each program is uniquely designed to meet the needs of the youth who participate at that site. Some of the major program services include:

- Homework Assistance
- Academic Specialty Clubs
- Leadership Camp Trips
- Gang Prevention
- Drug /Alcohol Prevention
- Anti-Tobacco Campaign

D. Parks and Recreational Facilities

The County Department of Parks and Recreation offers a comprehensive program of maintenance, acquisition, and development of recreation facilities including local and regional parks, lakes, community centers, special use facilities, ecological preserves, and open spaces. The 80 facilities, covering more than 40,000 acres, are open year round and are operated and maintained by County staff, volunteers, and service contracts. The Department's 2004-2009 Strategic Plan for Parks and Recreation outlines goals to improve park and recreation resources for residents including:

- Build new and replace old playgrounds.
- Develop new programs at the County's Community Centers.
- Improve and expand park and trail amenities to create a more rewarding recreation experience for County residents.
- Expand on-line services and access to park and recreation information.
- Develop youth diversion programs to defer youth from crime.

E. Community Centers

The County Department of Parks and Recreation offer three community centers. These facilities meet the recreational, educational, and social needs of the local residents by offering services for all age groups. Among these services are:

- Child care and social services
- Craft, hobby, and enrichment classes
- Senior citizen programs, trips, and tours
- Community-wide special events
- Facilities for private gatherings, cultural, and civic events
- Fitness, dance, sports, and outdoor recreation activities
- Community service projects

The Lakeside Community Center and Lindo Lake County Park offer family and group picnic areas, play areas, softball field, horseshoe pits, fishing, and tennis courts. The park is also home to the local county library. The community center offers a wide array of programs and services to the youth, adults, and seniors of Lakeside and the surrounding area. The Fallbrook Community Center is one of the hubs of community life in the North County. It hosts a wide variety of recreational and social events and programs. From preschool child care to senior golf lessons, it offers a wide range of activities to meet the diverse needs of the community. The Spring Valley Community Center serves residents from preschool to seniors. A preschool program is offered for 3-5 year olds; the Youth Athletic Department includes a basketball league, cheer squad, and tennis, and also provides sports fields and referrals for soccer, Little League, and Pop Warner football. The Adult Athletic Department hosts beginning softball leagues for men and women.

F. Transportation Services

1. Public Works

The County Department of Public Works (DPW) Transportation Division Roads Section is responsible for maintaining nearly 2,000 miles of roads in the County-maintained system that serves some 400,000 vehicles each day. The Department of Public Works maintains roads in unincorporated areas of the County only. The transportation division is responsible for road maintenance, traffic engineering, loss mitigation, field engineering transit services and airports. The Roads Maintenance section is the most visible part of the DPW, responding to requests for services ranging from pothole repair to tree trimming. Traffic Engineering provides traffic management and determines the need for stop signs and traffic lights. Road improvements are generally funded through the state gasoline tax, federal and state grants, TransNet, the Transportation Development Act (TDA) and special districts.

Special districts serve small areas in the unincorporated areas. There are 78 special districts or county service areas providing street lighting, landscaping, road maintenance, fire protection and regional communications to rural residents. The Airport section is responsible for eight airports in the County, including McClellan-Palomar, Gillespie Field, Ramona, Fallbrook, Borrego Valley, Jacumba, Agua Caliente, and Ocotillo, together handling more than 600,000 flight operations each year.

2. Public Transit

Public Transit in the County is provided by the County of San Diego Metropolitan Transit Development Board (MTDB), the North County Transit District (NCTD), San Diego Trolley Incorporated (SDTI), the San Diego Transit Corporation (SDTC) and Metropolitan Transit Services (MTS). The MTDB provides fixed route bus, light rail and paratransit services in the San Diego metropolitan area.

Within the MTDB area, SDTI provides light rail service from Mission Valley through downtown San Diego to the international border and to the eastern suburban cities. The SDTC provides bus service to the City of San Diego and most of the suburban cities in the MTDB area. The SDTC provides bus service to the City of San Diego and most of the suburban cities in the MTDB area. Also within the MTDB area, Chula Vista Transit and National City Transit provide bus service in their respective cities. The NCTD provides fixed route bus, paratransit and Coaster commuter rail service to residents of the north San Diego County area.

MTDB services for special needs customers include reduced fares for seniors (60+) and disabled customers, and special features on buses and trains including:

- Priority seating at the front of every bus and areas next to each Trolley door for Senior and Disabled riders.
- All buses, trolleys and the Coaster trains have lift or ramp mechanisms to assist customers in wheelchairs or with other mobility impairments.
- All trolley stations are wheelchair accessible.
- All Coaster stations are wheelchair accessible. Most of the MTS's newer buses are low floor buses with no steps to climb to enter the bus.
- Most buses also have a "kneeling" feature that allows the front of the bus to lower towards the curb, easing the first step into the bus. "Kneeling" buses are designated at the front door.
- The MTS also relays transit information via teletype service.
- Curb to curb paratransit service for 'ADA certified passengers costs \$3.00 per person with MTDB and is available seven days a week.

G. Anti-crime Programs

The San Diego County Sheriff's Department is the chief law enforcement agency in the County of San Diego. The department is comprised of approximately 4,000 employees, both sworn officers and professional support staff. The department provides general law enforcement and jail functions for the people of San Diego County in a service area of approximately 4,200 square miles. In addition, the department provides specialized regional services to the entire county, whether they are needed in incorporated cities within the county or in the unincorporated areas not serviced by a city law enforcement agency. Currently the Sheriff's Department provides contract law enforcement services for the cities of Del Mar, Encinitas, Imperial Beach, Lemon Grove, Poway, San Marcos, Santee, Solana Beach and Vista. In these cities, the Sheriff's Department serves as their police department. There, the department provides full service law enforcement ranging from general patrol and traffic functions to specialized investigative services.

In the unincorporated (non-city) areas, the Sheriff's Department provides generalized patrol services as well as all the necessary law enforcement investigative services. The California Highway Patrol provides the traffic service for these areas. These communities range from the urban neighborhoods to the very remote rural communities of San Diego County.

Table 3-39
Crime Rate per 1,000 Residents

	1997	2000	2001	% Change 1997-01
Urban County				
Coronado	20.7	17.9	17.5	-15%
Del Mar	55.4	51.3	59	6%
Imperial Beach	45.2	32.5	36.4	-19%
Lemon Grove	42.9	33.3	35.4	-17%
Poway	19.8	17.6	21.1	7%
Solana Beach	23.3	19.6	25.7	10%
Unincorporated	24.8	18.6	22.4	-10%
Total Urban County	na	na	na	na
HOME Consortium Cities				
Carlsbad	39.2	26.3	24.9	-36%
Encinitas	27.7	23.5	25.1	-9%
La Mesa	48.6	38.1	40.4	-17%
San Marcos	34.6	26.3	26.6	-23%
Santee	25.5	24.8	27.4	7%
Vista	44.4	29.6	28.2	-36%
Total HOME Consortium	na	na	na	na
TOTAL Sheriff's Service Area	45	33.6	35.9	-20%

Source: CA Dept. of Finance; SANDAG

According to San Diego Association of Governments (SANDAG) 2001 crime statistics, most jurisdictions, including the unincorporated areas, experienced reduction in crime from 1997 levels. Del Mar, Poway, Solana Beach, and Santee had increases in the crime rate between 1997 and 2001.

During 2002, Sheriff's Dispatchers handled 175,080 9-1-1 calls, with the average caller wait of two seconds before the call was answered (the State recommended maximum average answering time is ten seconds). Dispatchers answered 407,830 calls on the administrative (non-emergency) lines, with the average caller only waiting 28 seconds.

The Sheriff's Department deploys approximately 212 patrol cars daily to handle law enforcement services in both the unincorporated area of the county and the nine cities which contract for law enforcement services. This operation requires approximately 1,200 staff members, of which 723 are deputy sheriffs. The deputy sheriffs are assigned to patrol, traffic, detective and other necessary support functions.

The Sheriff's Department uses a Community-Oriented Policing and Problem Solving (COPPS) philosophy and program to address and reduce crime throughout the County. The COPPS program consists of a combination of programs and activities intended to increase community involvement in reducing crime in San Diego, while also enhancing the problem solving skills of the community and members of the COPPS programs include:

- **Crime Free Multi-Housing Program.** A proven technique for keeping illegal activity out of rental property. It is a unique coalition partnering law enforcement agencies, rental property owners, managers, and tenants, in a focused effort to keep their apartment complexes free from crime. Another program, Crime Free Mobile Housing, serves the same purpose in the mobile home communities.

- The San Diego County Sheriff's Senior Volunteer Patrol program. Designed to draw upon the experience of senior citizens from the community. Among the Volunteer Patrol's services available at no cost to residents of Encinitas, Solana Beach and surrounding unincorporated areas are:
 - A Patrol that checks homes regularly while residents are away on vacation.
 - The Department's YANA ("You Are Not Alone") program ensures a weekly personal visit from a Volunteer Patrol team plus a daily telephone call to disabled or home-bound senior citizens living by themselves.
 - Volunteer personnel will come to resident's homes and take a photograph and description of Alzheimer's patients. The log book is strictly confidential but will assist law enforcement personnel to identify and return the citizen to their home if they wander and become disoriented.
 - The Patrol visits schools, churches or Scout organizations to fingerprint youngsters from toddler to age 15 with parental permission. The prints and ID cards will be given to each family.

H. Senior Activities

According to the 2000 Census, over 20,000 senior citizens residing in San Diego County (6.8 percent) lived below the poverty level. While this percentage is significantly less than the countywide poverty rate (12.4 percent), it is still significant nonetheless. Seniors often have self-care or mobility limitations (defined by the Census Bureau as a condition lasting over six months that makes it difficult to leave the home). In 2000, 31 percent of all disabilities tallied were reported by residents 65 years or older. These statistics signify a great need for senior services in San Diego County. In addition, the baby-boomer population is reaching retirement age and the need for senior services will be even greater in order to accommodate this growing population.

Supportive services for the elderly are provided, in-part, by the County HHSA's Aging and Independence Services (AIS) Department of the Health and Human Services Agency. The agency is the regional focal point for services to older adults. It administers Federal, State, and County funds and contracts with over 60 community organizations throughout the County for the provision of a wide array of services and programs including, but not limited to the following:

- Adult day care
- Adult Protective Services (APS)
- Congregate and home delivered meals
- Ombudsman program
- Information and Assistance/ AIS Call Center
- Legal services
- Long-term case management
- In Home Supportive Services

To keep seniors in their homes, the AIS's Linkages program offers case managers who work with the client to find and coordinate services in the home. The Linkages staff members develop a care plan with the client and any significant others to help the client remain safe and as independent as possible. One common goal of Linkages staff members and clients is to prevent hospitalization or long-term, out-of-home placement. Also, the Multipurpose Senior Services Program (MSSP) is a care management service for seniors age 65 and older who are eligible for Medi-Cal and at risk of institutionalization. MSSP care managers work with the client, family members, and medical team to find and coordinate services in the home. Through the timely use of these services, MSSP protects both frail elders and California's budget from the cost of institutional care.

AIS's Elder Law & Advocacy program provides adults age 60 and older with an affordable way to take care of simple legal matters. Referrals are available for more complex legal assistance. The program also provides free assistance to family caregivers of persons 60 and older.

3.8.2 Infrastructure

The County Department of Public Works (DPW) is responsible for providing maintenance and operation of the County's infrastructure. The Department consists of four divisions responsible for a variety of activities. These range from the construction and maintenance of roads and highways in the unincorporated area of the county, to the management of the region's sanitation and flood control districts. It also includes construction, operation and maintenance of regional general aviation airports, such as McClellan-Palomar Airport in Carlsbad and Gillespie Field in El Cajon.

A. Water and Sewer Improvements

Because of periodic drought and dependence on imported water, County residents must be concerned with both short-term and long-range aspects of the water supply. Groundwater supplies need to be protected and enhanced, and production of reclaimed water, which can be used for irrigation purposes, should be increased. Several mutual water companies in the County have indicated the need for rehabilitation of water treatment and distribution systems. The limited capacity of water storage tanks, including emergency water storage needs, is another common concern. Community Service Districts and mutual water companies are therefore in need of adequate treatment facilities, water distribution, and storage facilities.

The Federal Clean Water Act is the primary standard for sewage treatment. In addition, the California Regional Water Quality Control Board requires the safe disposal of sludge, a byproduct of the sewage treatment process. To comply with current federal laws and health standards, sewer improvements often include secondary treatment facilities, water reclamation plants, and facilities for recycling sludge for agricultural uses and landscaping

2004-2006 objectives for DPW include:

- Continue to improve watershed protection and storm water quality through regional leadership, developing guidance documents, and conducting inspections of construction projects.
- Continue the systematic culvert, drainage channel, and road cleaning program to keep debris out of rivers, bays, and the ocean. (Target: 15,000 cubic yards of debris removed).
- Support used oil recycling centers and curbside programs to prevent oil from reaching waterways.

B. Street/Alley Improvements

The unincorporated area is served by roads that are predominantly maintained by the County. Often road improvements are installed as a condition of permit approval for new development. However, in the older communities that have not experienced new development in recent years, roads are often in need of improvements or reconstruction.

Further, many rural roads are developed to minimum standards and are maintained by private property owners as they are able. Objectives for 2004-2006 for DPW include:

- Initiating construction of improvements on Stage Coach Lane and Mission Road Phase 2 in Fallbrook; Collier Way Bridge in Harbison Canyon; Los Coches Road, Wildcat Canyon Road, and Maplevue and Ashwood in Lakeside; Black Canyon Bridge in Ramona; Fury Lane at Calle Verde in Rancho San Diego; and Valley Center Road North in Valley Center.
- Performing road infrastructure maintenance by resurfacing 100 miles of County roads.

In addition to the specific street improvements identified in the Capital Improvement Project section, increased traffic volumes in the County have resulted in the need for new traffic signals and street lights on certain roadways to enhance pedestrian and traffic safety.

C. Sidewalk Improvements

For some, walking represents the primary mode of transportation. A system that supports pedestrians includes wide sidewalks and safe street crossings. Each year, vehicular-pedestrian accidents occur in the unincorporated area, principally due to the lack of sidewalks and walkways along main roadways. School-aged children and the elderly are especially prone to the dangers associated with limited and inadequate sidewalk improvements. Additionally, the installation of curbs and gutters restrict vehicular traffic to the roadways and comprise 90 percent of the surface drainage system. Improvements and/or expansions of sidewalks and walkways in the unincorporated area of the County are particularly needed.

2004-2006 objectives for DPW include:

- Enhancing safety for children in low-income neighborhoods and near schools through sidewalk, bicycle and equestrian pathway projects. Sidewalk projects will include 16th Street/La Brea Street and Parkside Street in Lakeside; Kenwood Drive, Los Ranchitos Road and South Barcelona Street in Spring Valley; and Pasadena Road in Fallbrook.

D. Drainage Improvements

Open space in the rural areas of the County serves as the watershed for the San Diego region. Over the years, rural residential development has often occurred adjacent to natural watercourses, particularly during periods of high demand of housing. Those residences are subject to flooding and periodic isolation when roads and bridges are impassable due to floods. Flood control facilities need to be installed or upgraded in impacted areas to ensure adequate capacity for stormwater flows.

3.8.3 Special Needs

A. Neglected/Abused Children Center and Services

A child of any age, sex, race, religion, and socioeconomic background can fall victim to child abuse and neglect. A large number of incidents of child abuse and neglect are never reported to the authorities. Support must be provided to help victims of child abuse and neglect as well as their parents. According to the Housing and Community Needs Survey, child abuse and neglect is an important community concern.

The County's Health and Human Services Agency (HHSA) provides two programs to directly deal with child abuse/neglect:

- The 24-hour Child Abuse Hotline is staffed by trained social workers who receive calls about child abuse, molestation and neglect. The Hotline receives referrals from the community. The Hotline social worker does an immediate assessment of the referral. If the child is determined to be at risk, a social worker is assigned to investigate.
- The Child Assessment Network North (CANN) is a project designed to provide prevention, assessment and intervention services for North County children 0-17 years of age who are in need of protective custody. CANN was developed through a community partnership between the HHSA, New Alternatives, Green Oak Ranch, Casa de Amparo, North County Collaboratives and other community partners with the goal of keeping North County children in North County communities.

B. Family Self Sufficiency Services

Self Sufficiency is the branch of the Health and Human Services Agency that provides social welfare services to citizens in need. These services include, but are not limited to: cash, food assistance, employment services and medical needs. There are a variety of programs available for persons both with and without minor children.

- Family Resource Centers are located throughout the county and offer a range of self sufficiency services including help with Medi-Cal, Welfare to Work, General Relief, CalWORKs, temporary cash assistance.
- The North Coastal Employment Services Facility offers resources and programs to assist individuals with finding employment and advancing in their field.
- County Medical Services offers health care for San Diego County uninsured adults. Community Health Centers throughout the County can evaluate patients and refer them to the appropriate location to obtain the medical help they need.

C. Substance Abuse Services

A number of organizations are available in San Diego County to provide treatment of County residents with alcohol and drug problems. However, the system cannot currently treat all of those that have been identified as requiring substance abuse treatment. The following organizations provide a variety of services including counseling, short- and long-term resident and non-resident treatment, and testing:

- Alcoholics Anonymous
- Cross Roads Foundation
- San Diego Freedom Ranch
- Probationers in Recovery
- Professional Community Services
- San Diego Health Alliance
- McAllister Institute for Treatment and Education, Inc.

D. Domestic Violence Services

The County's Health and Human Services Agency houses the Office of Violence Prevention (OVP) which promotes healthy individuals and families by designing and developing violence prevention programs throughout San Diego County. OVP has various programs to prevent and deal with domestic violence:

- Domestic Violence Response Teams (DVRTs) represent a countywide interdisciplinary strategy aimed at the reduction and prevention of intimate partner violence. DVRTs pair a law enforcement provider with a highly trained advocate, who provides crisis intervention to victims and their children, at the scene of an emergency response.
- San Diego County Domestic Violence Hotline is a 24-hour a day Domestic Violence Hotline for information, resources, referrals, and shelter availability.

Other agencies offering domestic violence resources include:

- San Diego County Sheriff's Department Domestic Violence Unit - the Domestic Violence Detective is responsible for the investigation of crimes associated with the abuse of a spouse, cohabitant, or emancipated minor occurring within the Sheriff's jurisdiction. The Unit consists of one Lieutenant, two Sergeants, ten Detectives; all of whom have extensive training in family violence issues, one light-duty Deputy and one Professional Staff member.
- San Diego Domestic Violence Council - A county-wide network of battered women's programs, criminal justice agencies, and other organizations and individuals who share the common goal of ending violence against women and children in the City and County of San Diego. The Council is made up of over 100 member organizations.
- Center for Community Solutions (CCS) - Emphasizes treatment and prevention of sexual assault and relationship violence. Each year CCS assists more than 12,000 men, women and children affected by relationship violence and sexual assault. CCS services are divided among five program areas including: a Rape Crisis Center , a clinical department, a legal clinic , an Education and Outreach Department and a Residential Services Department

E. Centers/Services for the Disabled

Several major centers/agencies provide services for disabled persons in the County. Regionwide facilities for the mentally disabled include hospitals, medical centers, out-patient clinics, mental health centers, counseling and treatment centers, socialization centers, residential facilities for children, crisis centers, and adolescent and adult day treatment offices. Major service centers for the disabled include:

- The County Department of Mental Health Services - Services are available region-wide through the County Mental Health Services Division and its contracting agencies. These agencies provide services for the chronically mentally ill; however, the current system is not able to address the needs of all requiring mental health services. Services are divided into 24-hour crisis services, crisis walk-in services, child and adolescent screening, and non-24 hour services (frontline crisis services and senior outreach).
- San Diego Regional Center for the Developmentally Disabled - The Center is a state-funded, non-profit agency serving individuals with mental retardation, cerebral palsy, epilepsy, and autism. The agency functions primarily as a diagnostic and testing center to determine eligibility for state-funded services. Additional services include genetic counseling to persons who have or may be at-risk of having a child with a developmental disability. The Center is responsible for planning and developing services for persons with developmental disabilities to ensure that a full continuum of services is available. Direct services are provided by various agencies located in San Diego and Imperial counties with which the Regional Center contracts.

- United Cerebral Palsy Association of San Diego County (UCPSD) Provides information & referral, vocational training, assistive technology services, supported employment, toy and software library, aquatics, respite and support groups for individuals with cerebral palsy and other disabilities and their families. UCPSD's Adult Development Center allows disabled residents to gain experience in the area of computer access and usage, community skills, communication, work skills training, volunteer work, recreation and leisure, self-advocacy, and basic education.
- Access Center of San Diego - The Access Center, one of the largest service providers, is a private non-profit organization whose mission is to empower people to live their lives independently. The Center provides direct or referral services to all disabled individuals. In addition, it houses two profit-making enterprises, an ADA Consultancy to help businesses with ADA compliance, and the Spoke Shop, which offers medical supplies and repair of durable medical equipment. The organization is focusing more on employment and transition, as well as political advocacy on the national and state levels.
- Challenge Center - The Challenge Center is a non-profit organization that provides physical therapy and other services for individuals with severe physical disabilities who do not have insurance or private funds for their long-term rehabilitative needs. Annually, the Center serves approximately 300 individuals or an average of 60 individuals daily. The Center sees itself as a "safety net" for individuals who are no longer eligible to continue rehabilitation within the health system and do not require acute care, but still need second phase rehabilitative care. The demand for services from the Challenge Center is great. There's a 185-person waiting list to attend the sole La Mesa site.
- KPBS Reading Service - the KPBS Radio Reading Service broadcasts the reading of newspapers, books and periodicals to those who are blind, have low vision or are physically impaired. Readings and programs are broadcast 24 hours a day, 365 days a year. Throughout the week, a large pool of local volunteers read from sources as diverse as The San Diego Union-Tribune, San Diego Business Journal, Los Angeles Times, San Diego Weekly Reader and best-selling fiction and nonfiction novels. Listeners receive information from medical newsletters and other news circulars that include information on community events. The service is broadcast on a sub-channel of KPBS Radio and requires a special receiver.
- San Diego Center for the Blind and Visually Impaired- The Center is the only community based organization in the County that offers comprehensive services. They serve approximately 1,000 individuals a year. The Center teaches classes to 40 adults who come to the Center one day a week for nine to twelve months for training and rehabilitation. Programmatic expansion through outreach into community centers is conducted once a month in communities such as Chula Vista, Coronado, La Mesa and El Cajon. The agency serves anyone over 18, but has a clientele that is mostly 55 and older. The Center estimates that the visually impaired community is greatly underserved and requires significant outreach services. As a non-profit, the Center relies on donations, grants, and state rehabilitation funding (1/5 of the total budget).

Outside of the HHSA system, community care facilities provide board and care for the mentally and developmentally disabled. These facilities are licensed through the San Diego Community Care Licensing agency. Because of the rigorous requirements for these facilities, some are becoming independent living facilities, which require no licensing. However, this number is not substantial in San Diego County. There are no known future changes that are likely to affect this kind of service provision. Section 3.2.3 of the Housing Needs Assessment provides a summary of licensed community care facilities in the Urban County.

3.8.4 Neighborhood Services

A. Trash and Debris Removal

According to the San Diego County Local Enforcement Agency's and the California Integrated Waste Management Board's most recent estimates, the County of San Diego generates approximately 2.8 million tons of trash a year, nearly 88 percent of it disposed in the County's six local landfills. Since 1995, waste disposal by household has steadily increased. Population and economic growth over the next 20 years are expected to more than double the region's solid waste production by 2020. Political and environmental constraints, as well as limited availability of landfill space warrant alternative methods of managing solid waste. Thus, the County of San Diego DPW has identified solid waste disposal improvements as a critical need in San Diego County.

B. Code Enforcement

The Code Enforcement division of the County's Department of Planning and Land Use (DPLU) enforces building, grading, zoning, brushing and clearing, junk, graffiti, signs, abandoned vehicle complaints and noise control in the unincorporated areas of the County. Because of state and local budget cuts the code enforcement division is currently understaffed and is considered to have a significant need.

1. Graffiti

Section 312.101 of the County's municipal code provides a procedure for removal of graffiti from surfaces on public or private property in order to reduce blight and deterioration within the unincorporated areas of the County and to protect the public health and safety. According to the Department, property owners can:

- Remove the graffiti him/herself. If this option is selected, graffiti shall be removed within 72 hours from the time the property owner has been made aware of the graffiti.
- The County can enter into an agreement with the property owner to remove the graffiti at the expense of the property owner.
- Organize a neighborhood paint out.
- Report Graffiti to the Code Enforcement office in East or North County.

The Code Enforcement division is also responsible for removal of nuisance trash and debris as well as abandoned cars. County Code of Regulatory Ordinances Section 78.103 states that the accumulation and storage of abandoned, wrecked, dismantled, or inoperative vehicles or parts on private or public property, including highways, is found to create a condition tending to reduce the value of private property. It also promotes blight, invites theft, creates fire hazards, and constitutes an attraction nuisance, which is hazardous to the health and safety of minors. It also creates a harborage for rodents and insects. Code enforcement is also authorized to notify the owner, or the agent, of any open or vacant private property where there is a nuisance condition dangerous to public health, safety or welfare that the owner must properly dispose of the solid waste. If a property owner does not dispose of the nuisance, the County can clean it up and place a lien on the property to cover the cost of disposal.

3.8.5 Economic Development

According to the California Employment Development Department (EDD), the unemployment rate as of November 2004 was 3.4 percent in San Diego County compared to 5.6 percent in the State. Historically, the County has almost always experienced a lower unemployment rate than the state. This is due to the strong employment and labor market on the County. Nonetheless, the County does have a high number of residents living in poverty. The 2000 Census determined that 338,399 (12.4 percent) persons were living below the poverty level, compared with 11 percent in 1990. Like the unemployment rate, the County fares better since the state poverty level is 14.2%. According to the Housing and Community Development Needs Survey conducted for this Consolidated Plan, residents feel there is a high need for employment training, job creation/retention, small business loans, start-up business assistance and commercial/industrial rehabilitation.

A. Employment Training and Job Creation

The following resources are available to provide job training services for residents of the County and to encourage employment related economic development activities:

1. Regional Occupational Program (ROP)

The San Diego County ROP has been offering occupational training programs since 1969. It is the largest County ROP in the state of California serving 45,000 students per year who are at least 16 years of age. Over 490 tuition-free courses are offered per year. ROP college courses taken specifically for college credit may require payment of a tuition fee to a local community college, though these courses are also available tuition free.

2. San Diego Workforce Partnership, Inc.

The San Diego Workforce Partnership, created by the Workforce Investment Act of 1998, is the local Workforce Investment Board serving San Diego County. The Act provides the framework for a unique national workforce preparation and employment system designed to meet the needs of the nation's businesses, job seekers, and those who want to further their careers.

There are six San Diego Workforce Partnership service centers (one-stop centers) and one branch site in the County. Each career center is comprised of local partners, ranging from training providers to supportive service agencies, which tailor service delivery to the needs of the area's residents. Future funding under the Workforce Investment Act is required to be at least 90 percent of current levels, although actual funding amounts are based on economic conditions in the area.

3. Foundation College

Through the County's Aging and Independence Services Department, The Foundation College provides subsidized training and job placement services for low-income people age 55 and older. The program is part of the national Senior Community Service Employment Program (SCSEP). Wages and other costs are authorized through the federal Older Americans' Act and provided through the Department of Labor. The program establishes seniors in part-time jobs at nonprofit or governmental organizations, while helping enrollees locate private, unsubsidized job placements. As part of the program, participants receive an annual physical exam, personal job-related counseling, job training and job referrals. Some vacation and sick time hours are also provided.

4. Local Employment Development Department (EDD)

The EDD in San Diego County is a key collaborator in the provision of job search readiness assistance and identification of local labor market trends, partnering with the HHSA and the San Diego Workforce Partnership. EDD implements and maintains CalJobs to provide job identification assistance throughout the County and provides voluntary job search preparation workshops. EDD also provides employer tax credits and works with welfare recipients who have social and physical barriers.

5. CalWORKs

The CalWORKs program, coordinated by the County's Health and Human Services Agency (HHSA) is designed to move welfare recipients from dependency to self sufficiency through employment, and to divert potential recipients from dependency. The program's goal is to identify sufficient employment opportunities with sustainable income levels for people transitioning off of welfare. Job-related education and training is provided through the County, private industry and educational institutions. These education and training services are designed to provide short-term, targeted training services with a vocational focus to welfare applicants or recipients. A flexible interrelated regional training system is part of this system, developed in collaboration with training and education providers based on current market demands and employers.

6. San Diego County Employee Development Division

The Employee Development Division was created to enhance the work environment and improving the quality of life for San Diego County employees through training and development programs, employee career development, and the County's DIBBS (Do It Better by Suggestion) Suggestion awards program. The Division offers County-wide training in conjunction with the Human Resources Department, and provides development programs applicable to County employees across department lines.

7. Small Business Development and International Trade Center (SBD&ITC)

The Small Business Development & International Trade Center provides a variety of services to clients in San Diego and Imperial counties. Their services are designed to assist small business owners expand their operations profitably. Additionally, SBD&ITC helps businesses interested in international expansion navigate the complexities of importing and/or exporting. Funded by the U.S. Small Business Administration (SBA), the Chancellor's Office of California Community Colleges, and Southwestern College, SBD&ITC provides business assistance at no cost to its clients. The SBD&ITC is one of 30 Small Business Development Centers and one of 14 Centers for International Trade Development strategically located throughout the state of California.

8. Service Corps of Retired Executives (SCORE)

The Service Corps of Retired Executives offers free and confidential small business advice—from idea to start-up to success. The SCORE Association, headquartered in Washington, D.C., is a nonprofit association dedicated to entrepreneurial education and the formation, growth and success of small businesses nationwide. SCORE has 11,500 volunteer members and 389 chapters throughout the United States and its territories and is a partner with the U.S. Small Business Administration. SCORE has an office in San Diego County.

9. Small Business Development Center (SBDC)

The Small Business Development Center (SBDC) provides one-on-one business consulting, information and referral resources, procurement assistance, business resource center, workshops, seminars, & training. The SBDC of North San Diego County opened on July 6, 1999. The Center is

hosted by Mira Costa College and funded in part by the U.S Small Business Administration, the state of California Technology, Trade and Commerce Agency and Mira Costa College. The Center is the 29th Center statewide. Serving over 4,000 square miles, the SBDC service delivery area extends from Orange County to Interstate 8, east and northeast to Imperial and Riverside Counties. SBDC services are provided at no cost and include one-on-one consulting, seminars, training and a business resource center.

10. San Diego Contracting Opportunity Center (SDCDC)

The San Diego Contracting Opportunities Center, also known as Procurement Technical Assistance Center (PTAC), is funded by local government agencies and the Department of Defense. The mission is to assist San Diego small businesses in how to do business with federal, state and local government agencies. This assistance is provided at no cost to the small business owner. Small businesses (as defined by the Small Business Administration) that have a product or service needed by a government agency are welcome to apply for services.

11. San Diego Regional Economic Development Corporation (EDC)

San Diego Regional Economic Development Corporation's core mission is to assist companies in locating, expanding, or solving problems. It focuses on issues of regional competitiveness, through a CEO-driven issue agenda that supports the growth and expansion of high-wage, high-growth industries in the region. EDC is a private, nonprofit corporation, now in its 37th year. EDC is funded by a coalition of private-sector investors, the City of San Diego, the County of San Diego, the San Diego Unified Port District, the City of Chula Vista and several other cities in the region.

12. San Diego Chamber of Commerce (SDCOC)

The San Diego Chamber of Commerce offers a variety of business assistance programs designed to help local businesses. The Public Policy Division of the SDCOC maintains continuing dialogue with legislators at all levels of government to influence policy on economic issues and any other issues that affect the business community. In addition to its business advocacy positions, the SDCOC houses the Emerging Business Center which offers research and services to local businesses.

13. North San Diego County Recycling Market Development Zone (RMDZ)

The North San Diego County Recycling Market Development Zone (RMDZ) is located 30 miles north of downtown San Diego. The zone spans from the south, including Poway and the Mira Mesa area, to the northern communities of Fallbrook and Valley Center, and west to the coastal cities along the I-5 corridor. Partner jurisdictions include the cities of Carlsbad, Del Mar, Escondido, Oceanside, Poway, San Diego, San Marcos, Solana Beach, Vista, and the County of San Diego.

In this zone, the Integrated Waste Management Board offers low interest loans of up to \$1 million, technical assistance on financing strategies and assistance in marketing zones nationally and internationally. The cities within the RMDZ make every effort to expedite permit processing and development fees. Some cities within the zone have a commitment (adopted by resolution) to buy recycled products. Other incentives are offered by the San Diego Redevelopment Agency through loans, grants and bonds.

14. San Diego East County Economic Development Corporation (EDC)

The mission of the San Diego East County EDC is to foster economic prosperity and enhance the quality of life in San Diego's East County. As a public-private partnership, the East County EDC accomplishes its mission in a variety of ways. Its programs and projects all serve to:

- Retain and enhance primary employment in the East County.
- Promote business expansion and retention.
- Stimulate investment in the region.
- Facilitate open dialogue among the area's business, government, and education leaders.
- Foster greater regional cooperation and planning to benefit the entire East County.

C. Commercial/Industrial Rehabilitation

1. County of San Diego Redevelopment Agency

The County of San Diego Redevelopment Agency has two project areas, the Upper San Diego River Improvement Project Area and the Gillespie Field Project Area. The Upper San Diego River Improvement Project (USD RIP) is a redevelopment project covering approximately 529 acres located along both sides of the San Diego River and along Highway 67 in the Lakeside community. The Gillespie Field Redevelopment Project Area is contiguous area of approximately 746 acres located at Gillespie Field Airport in the City of El Cajon, adjacent to the unincorporated area. The purpose of both projects is to eliminate or alleviate conditions of blight and to encourage economic development and facilitate private sector involvement in the East County.

2. Community Economic Revitalization Planning

Economic Revitalization Plans, administered by the County Department of Planning and Land Use, were developed in the communities of Lakeside and Fallbrook. These communities have historic downtowns with unleased, rundown or underutilized properties, surrounded by lower income neighborhoods. Development of these plans included numerous meetings with residents, local businesses, and community organizations to ensure that the plans meet the needs of the communities. An Economic Revitalization Task Force was formed recently in Valley Center. This Task Force is in the process of developing a needs assessment and an action plan for community revitalization.

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CHAPTER

4 Housing and Community Development Strategy

This five-year Housing and Community Development Strategy is the centerpiece of the 2005-2010 Consolidated Plan for the San Diego Urban County and HOME Consortium. The Strategy describes:

- General priorities for assisting households
- Strategies and activities to assist those households in need
- Specific objectives identifying proposed accomplishments

The Strategy also addresses the following:

- Resources available
- Anti-poverty strategy
- Lead-based paint reduction
- Institutional structure
- Reduction of barriers to affordable housing
- Coordination among agencies

The Strategic Plan focuses on activities to be funded with the five entitlement grants (CDBG, HOME, ADDI, ESG, and HOPWA). Where appropriate, the use of other funding sources to address identified housing and community development needs will be discussed to provide a comprehensive picture of the County's overall housing and community development strategy.

4.1 Resources for Housing and Community Development Activities

The County Department of Housing and Community Development (HCD) has access to a variety of federal, state, and local resources to achieve its housing and community development goals. Specific funding sources will be utilized based on the opportunities and constraints of each project or program. The following is a list that summarizes the major sources of funding available to the County for implementing housing and community development activities.

Table 4-1
Public and Private Resources Available for Housing and Community Development Activities

Program Name	Description	Eligible Activities
Federal Programs - Formula/Entitlement		
Community Development Block Grant (CDBG)	Grants awarded to the Urban County on a formula basis for housing and community development activities.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ Homebuyer Assistance ▪ Rent Subsidies ▪ Economic Development ▪ Homeless Assistance ▪ Public Improvements ▪ Public Services
HOME Investment Partnerships (HOME)	Grants awarded to the San Diego County HOME Consortium for housing activities.	<ul style="list-style-type: none"> ▪ New Construction ▪ Acquisition ▪ Rehabilitation ▪ Homebuyer Assistance ▪ Rental Assistance
HOME American Dream Downpayment Initiative (ADDI)	Grants awarded to the San Diego County HOME Consortium for downpayment assistance for first-time homebuyers	<ul style="list-style-type: none"> ▪ Downpayment assistance
Emergency Shelter Grants (ESG)	Grants awarded to areas serving the Urban County to implement a broad range of activities which benefit homeless persons.	<ul style="list-style-type: none"> ▪ Shelter Renovation, Rehabilitation or Conversion ▪ Shelter Operation ▪ Social Services ▪ Homeless Prevention ▪ Homeless Program Staffing and Administration

Table 4-1
Public and Private Resources Available for Housing and Community Development Activities

Program Name	Description	Eligible Activities
Housing Opportunities for Persons with AIDS (HOPWA)	Grants awarded to the City of San Diego but administered by the County of San Diego through an agreement between the two jurisdictions.	<ul style="list-style-type: none"> ▪ Acquisition/Rehabilitation ▪ Construction ▪ Information and Referral ▪ Resource Identification ▪ Operating Costs ▪ Rental Assistance ▪ Supportive Services ▪ Technical Assistance
Federal Programs - Other		
Supportive Housing Program	Grants to improve quality of existing shelters and transitional housing; increase transitional housing facilities for the homeless.	<ul style="list-style-type: none"> ▪ Homeless Assistance (Acquisition, New Construction, Rehabilitation, Conversion, Support Services, Operations)
Federal Emergency Management Agency (FEMA) Emergency Grants	Grants to County organized to provide emergency homeless services, as Local Recipient Organization (LRO).	<ul style="list-style-type: none"> ▪ Shelter Voucher ▪ Food Voucher ▪ Transportation ▪ Utilities ▪ Emergency Rent and Mortgage Payment
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market rate units on behalf of very low income tenants.	<ul style="list-style-type: none"> ▪ Rental Assistance ▪ Public Housing ▪ Housing Opportunities for People with AIDS ▪ Moderate Rehabilitation ▪ Shelter + Care ▪ Family Self-Sufficiency ▪ Preservation
Section 202	Grants to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ New Construction ▪ Rental Assistance ▪ Support Services

Table 4-1
Public and Private Resources Available for Housing and Community Development Activities

Program Name	Description	Eligible Activities
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities, and intermediate care facilities.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ New Construction ▪ Rental Assistance
Section 108 Loan	Loan guarantee to CDBG entitlement jurisdictions for pursuing large capital improvement or other projects. Jurisdictions must pledge their future CDBG allocations for repayment of the loan. Maximum loan amount can be up to five times the entitlement jurisdiction's most recent approved annual allocation. Maximum loan term is 20 years.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ Homebuyer Assistance ▪ Economic Development ▪ Homeless Assistance ▪ Public Services
Federal Housing Administration (FHA)	FHA insures mortgages given through conventional lenders for first-time homebuyers.	<ul style="list-style-type: none"> ▪ Homebuyer Assistance
Mortgage Credit Certificate Program	Income tax credits available to first- time homebuyers for the purchase of new or existing single-family housing. Local agencies (County) make certificates available.	<ul style="list-style-type: none"> ▪ Homebuyer Assistance
USDA Rural Economic and Community Development Services	The US Department of Agriculture provides low interest loans to finance new construction of rental housing in rural areas for low income agricultural workers and their families.	<ul style="list-style-type: none"> ▪ Rental Housing Construction
Comprehensive Improvement Assistance Program(CIAP)	Competitive grant program funded through a NOFA and open to Housing Authorities that own or operate less than 250 housing units.	<ul style="list-style-type: none"> ▪ Repairs, Energy Conservation, and Modernization

Table 4-1
Public and Private Resources Available for Housing and Community Development Activities

Program Name	Description	Eligible Activities
State Programs		
California Housing Finance Agency Home Mortgage Purchase Program	CHFA sells tax-exempt bonds to make below market loans to first time homebuyers. Program operates through participating lenders who originate loans for CHFA purchase.	<ul style="list-style-type: none"> ▪ Homebuyer Assistance
Mobile Home Park Conversion Program (M Prop).	Funds awarded to mobile home park tenant organizations to convert mobile home parks to resident ownership.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation
California Housing Finance Agency (CHFA) Multifamily Rental Housing Programs.	Below market rate financing offered to builders and developers of multiple- family and elderly rental housing. Tax exempt bonds provide below-market mortgage money.	<ul style="list-style-type: none"> ▪ New Construction ▪ Rehabilitation ▪ Acquisition of Properties from 20 to 150 units
Proposition 1A	Includes provisions to establish a Downpayment Assistance Program and a Rental Assistance Program using school fees collected from affordable housing projects. Potential buyers or tenants of affordable housing projects are eligible to receive assistance in the form of downpayment assistance or rent subsidies from the State at amounts equivalent to the school fees paid by the affordable housing developer for that project in question. This is a new program and the State has yet to define the program structure and implementation strategy.	<ul style="list-style-type: none"> ▪ Down Payment Assistance ▪ Rental Assistance

Table 4-1
Public and Private Resources Available for Housing and Community Development Activities

Program Name	Description	Eligible Activities
Low Income Housing Tax Credit(LIHTC)	Tax credits available to individuals and corporations that invest in low income rental housing. Tax credits sold to corporations and people with high tax liability, and proceeds are used to create housing.	<ul style="list-style-type: none"> ▪ New Construction ▪ Rehabilitation ▪ Acquisition
California Emergency Housing Assistance Program (EHAP)	Program covers a wide variety of homeless assistance activities.	<ul style="list-style-type: none"> ▪ Homeless Assistance
Local Programs		
Redevelopment Housing Set-Aside Funds	20 percent of a Redevelopment Agency's tax increment funds are set aside for affordable housing activities governed by state law.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ New Construction
Private Resources/Financing Programs		
Federal National Mortgage Assoc. (Fannie Mae)	Loan applicants apply to participating lenders for the following programs: Fixed rate mortgages issued by private mortgage insurers.	<ul style="list-style-type: none"> ▪ Homebuyer Assistance
	Mortgages which fund the purchase and rehabilitation of a home.	<ul style="list-style-type: none"> ▪ Homebuyer Assistance ▪ Rehabilitation
	Low Down-Payment Mortgages for Single-Family Homes in underserved low-income and minority communities.	<ul style="list-style-type: none"> ▪ Homebuyer Assistance
Federal Home Loan Bank, Affordable Housing Program (AHP)	Direct subsidies to non-profit and for-profit developers and public agencies for affordable low income ownership and rental projects.	<ul style="list-style-type: none"> ▪ New Construction ▪ Homebuyer Assistance ▪ Acquisition

4.2 Housing and Community Development Priorities and Objectives

This section contains the priorities and objectives the County will pursue to address a number of important housing and community development issues. The housing and community development issues are divided into the following general categories:

- Housing
- Homeless
- Needs of Persons Living with HIV/AIDS
- Community Development
- Anti-Poverty
- Lead-Based Paint Poisoning

4.2.1 Neighborhood Revitalization Areas

Selected communities within the unincorporated area of San Diego County have been designated as Neighborhood Revitalization Areas (NRAs) in order to channel CDBG funds to the areas where they are most needed. NRAs have also been designated in the six participating cities of the Urban County program for the same purpose. Criteria for selection of the NRAs include:

- Primary benefit to lower income households;
- Extent of blighting conditions;
- Inadequacy of public facilities and services;
- Condition of housing;
- Lack of employment opportunities;
- Health, welfare, and safety needs;
- Social indicators;
- Compatibility with the County General Plan;
- Cost/benefit potential of providing assistance in the area; and
- Community interest.

In addition, NRAs contain neighborhoods that have been designated as Slum and Blight areas. Three Slum and Blight areas have been identified in the unincorporated area of the County. The boundaries of each area were defined as a result of a Slum and Blight study conducted by County staff, with concurrence from HUD. The studies indicated a significant number of buildings in disrepair and other blighting influences, as well as recommendations for addressing the blight. The Slum and Blight areas are located in:

- Lakeside (Lakeside Town Center, surrounding neighborhood and Upper San Diego river Redevelopment Area);
- North Spring Valley (area along the south side of Tyler Street and east along Bancroft Drive to Lamar Street); and
- South Spring Valley (La Presa bounded by Harness Street on the north, Helix Street on the west, St. George Street on the south, and Preciosa Street on the east.)

Activities addressing blighting influences in these areas qualify as meeting a CDBG national objective.

Current San Diego Urban County CDBG Neighborhood Revitalization Areas within the unincorporated area are located in the following communities:

- Casa de Oro
- Fallbrook
- Lakeside
- Lincoln Acres
- Ramona
- North Spring Valley
- South Spring Valley
- Rural Revitalization Area (includes the large rural area in the eastern portion of San Diego County, often referred to as "Back Country")

The NRAs are reviewed periodically to assess progress in the revitalization of neighborhood conditions. Adjustments to the designated areas are made, and new NRAs may be created, as necessary to redirect the use of CDBG funds to where they are most needed.

4.2.2 Criteria for Establishing Consolidated Plan Priorities

In establishing the five-year priorities, the San Diego Urban County and HOME Consortium have taken into consideration the following concerns:

- Categories of low and moderate income households most in need of assistance based on results of the County Housing and Community Development Needs Assessment;
- Programs and activities that best meet the identified needs; and
- Resources available and appropriate to address identified needs.

A priority ranking has been assigned to each category of housing and community development need according to the following ranking:

High Priority: Activities to address this need are expected to be funded with entitlement grants by the Urban County and/or HOME Consortium during the five-year period.

Medium Priority: If entitlement funds are available, activities to address this need may be funded by the Urban County and/or HOME Consortium during the five-year period.

Low Priority: The Urban County and HOME Consortium will not directly fund activities using entitlement grants to address this need during the five-year period. However, the Urban County and HOME Consortium may support applications for public assistance by other entities if such assistance is found to be consistent with this Plan.

No Such Need: The Urban County and HOME Consortium finds there is no need for such activities or the need is already substantially addressed. The Urban County and HOME Consortium will not support applications for public assistance by other entities for activities where no such need has been identified.

The needs summary tables integrated throughout this section identify the Urban County's and HOME Consortium's priority for housing, special populations, and community development needs for the five-year period of this Consolidated Plan. These priority needs were determined based on an

assessment of demographic and housing information, interviews with local service providers, results of the Housing and Community Development Needs Survey, and consultation with the County and all participating cities.

4.2.3 Housing Needs

The Urban County coordinates efforts to expand and preserve affordable housing opportunities for low and moderate income households. The housing development objectives are:

- Provide affordable, long-term housing opportunities for eligible low and moderate income residents of the Urban County, with emphasis on low income residents.
- Provide assistance to property owners or renters who may be relocated as a result of CDBG-funded activities.

Projects must be located within the jurisdiction of the Urban County of San Diego or serve residents of the Urban County. The following areas are eligible:

- Unincorporated Area of the County of San Diego
- City of Coronado
- City of Del Mar
- City of Imperial Beach
- City of Lemon Grove
- City of Poway
- City of Solana Beach

Affordable housing activities located outside the County may be considered only for those proposals which: (1) clearly demonstrate a viable proportional benefit to residents of the Urban County; or (2) provide a substantial regional benefit. Under either circumstance, there must be a substantial contribution by the local jurisdiction involved and a proportional sharing of affordable housing credits. Proposals outside of the Urban County will receive lower priority designation.

A. Expand and Preserve the Supply of Affordable Housing

Statement of Need

Extremely low and low income families (0-50 percent Median Family Income) continue to pay the highest percentage of their income for rent. As presented in the Housing and Community Development Needs section, 17 percent of the Urban County's total households were within the Low Income (0-50 percent MFI) level and an additional 16 percent were within the Moderate Income (51-80 percent MFI) level. Combined, these low and moderate income households account for one third of the total households in the Urban County. The combined effect of income and special housing needs result in a large proportion of lower income households requiring housing assistance.

The need for affordable rental housing far exceeds the supply. Many lower-income households rely on rental assistance to subsidize high housing costs. As of October 2004, almost 2,500 households in the Urban County and just over 1,600 households in the HOME Consortium received Section 8 Assistance. There are over 20,000 households on the waiting list for Section 8 assistance.

Affordable homeownership opportunities in the Urban County and HOME Consortium are limited when compared to the need. Many of the renter-households in the Urban County and HOME Consortium would likely prefer homeownership if it were an affordable option.

Every year, the National Association of Home Builders (NAHB) tracks the ability of households to afford a home in almost 2000 metropolitan areas across the country. NAHB develops an Housing Opportunity Index (HOI) for a given area that is defined as the share of homes sold in that area that would have been affordable to a family earning the median income. The San Diego metropolitan area was the ninth least affordable area in the nation. In 2003, only 21 percent of the homes sold in the San Diego metropolitan area were affordable to the median family. As affordability drops, lower-income families are most acutely affected.

According to results of the County Housing and Community Development Needs Survey, residents and service providers ranked relative importance of housing needs in the following order of magnitude (the closer to "4" the higher the level of need):

Housing	Rating
Affordable Rental Housing	3.32
Senior Housing	3.07
Homeownership Assistance	3.03
Fair Housing Services	2.84
Energy Efficient Improvements	2.84
Rental Housing Rehabilitation	2.74
Housing for Disabled	2.73
Housing for Foster Youth	2.66
Owner-Occupied Housing Rehab	2.64
Housing for Large Families	2.64
Housing for Family Unification	2.53
ADA Improvements	2.40
Lead-Based Paint Test/Abatement	2.10

Entitlement Grants-Funded Programs

County of San Diego

The County Department of Housing and Community Development (HCD) administers a number of programs geared toward expanding affordable housing opportunities and improving the quality of housing for low and moderate income renters. Table 4-2, Housing Needs and Priorities, presents the Urban County's housing objectives for the next five years.

Table 4-2
Five-Year Housing Needs and Priorities – Urban County

Priority Housing Needs		Income	Priority Need Level	Unmet Need	Goals
Renter	Small Related	0-30%	High	3,119	36
		31-50%	High	3,954	72
		51-80%	High	3,693	45
	Large Related	0-30%	High	1,242	10
		31-50%	High	1,751	45
		51-80%	High	1,891	45
	Elderly	0-30%	High	1,249	36
		31-50%	High	1,048	72
		51-80%	Medium	732	45
	All Other	0-30%	Medium	1,632	5
		31-50%	Medium	1,483	5
		51-80%	Medium	1,836	5
Owner	Small Related	0-30%	Medium	1,250	11
		31-50%	High	1,366	13
		51-80%	High	3,608	160
	Large Related	0-30%	Medium	447	5
		31-50%	High	589	5
		51-80%	High	1,508	147
	Elderly	0-30%	High	2,053	37
		31-50%	High	2,296	74
		51-80%	High	2,021	292
	All Other	0-30%	Medium	920	2
		31-50%	Medium	628	2
		51-80%	Medium	1,055	4
Special Populations		0-80%	High	---	160
Total Goals*					1,173
Section 215 Renter Goals					421
Section 215 Owner Goals					752

Notes:

1. Credit counseling is not included. These are listed under public services in Table 4-5.
2. See Table 4-6 for Special Needs - TBRA not included here.
3. Housing goals indicate the number of unduplicated assisted units and anticipated accomplishments under the following programs: NOFA housing development (new construction, acquisition, rental rehabilitation); owner-occupied rental rehabilitation; minor home rehabilitation; security deposit program; tenant-based and project-based rental assistance; and first-time homebuyer programs.

Key programs and objectives for CDBG and HOME funds are described below.

H-1. Construction and Acquisition/Rehabilitation

This program provides financial and technical assistance to acquire sites and develop affordable rental housing in unincorporated areas and in cities participating in the Urban County program. Financial assistance is provided in the form of "gap" financing, for both short term and long term financing.

HOME and CDBG funds will be used on a countywide basis for short term and long term "gap" financing, for both construction loans and permanent loans. HOME funds are also used in support of housing developments undertaken or proposed by Community Housing Development Organizations (CHDOs), and by other non-profit housing developers. CDBG funds will be used for housing site acquisition, as well as site improvements, infrastructure and neighborhood improvements in concert with County-sponsored housing developments.

For the purpose of using CDBG and HOME funds within the Urban County and HOME Consortium areas, senior and supportive housing is considered a high priority.

Five-Year Objectives: Under these programs, the County anticipates achieving the construction and acquisition/rehabilitation of approximately 315 rental housing units with HOME and CDBG funds over the next five years. Households to be assisted are expected to be primarily low income (0-50 percent MFI) households.

H-2. Tenant-Based Rental Assistance

The County uses HOME funds to provide Tenant-Based Rental Assistance (TBRA) to low income households.

Five-Year Objectives: The County anticipates assisting 106 low income households with rental assistance using HOME funds over the next five years.

H-3. Farmworker Housing Fee Waiver Program

Under this program, certain administrative fees assessed by the County of San Diego for the establishment of farmworker housing are waived through an agreement with farm owners. Terms of the agreement include:

- The amount of employee rent to be charged for housing must be limited to 30 percent of the household income.
- At least 50 percent of the employee's household income must be obtained from agricultural work on that property in which housing is to be located (not applicable to farm labor camps).
- Salary of employees must be at least minimum wage.

CDBG funds are used to reimburse the County for the above administrative fees.

Five-Year Objectives: The County will continue to assist with the provision of farmworker housing in the five-year period.

H-4. Residential Rehabilitation

Two types of loans are available to assist low and moderate income homeowners in making the necessary improvements:

- **Direct Amortized Loan:** Direct amortized loans are offered at five percent interest to eligible single-family and mobilehome participants. Principal and interest are amortized for a maximum of 15 years. The maximum amount is determined by the rehabilitation needs of the property and the owner's ability to repay the loan. Eligible participants for this loan program are limited to those owner-occupants whose gross family income is less than 80 percent of the County MFI.
- **Deferred Loan:** Deferred loans are offered to subsidize the difference between what the homeowner can afford to pay and the total project costs. Three percent simple interest is calculated annually on the unpaid principal. Gross family income must be below 80 percent of the County MFI.

Five-Year Objectives: An estimated 212 owner-occupied households (approximately 145 low income and 67 moderate income households) will be assisted under this program using HOME and CDBG funds.

H-5. Minor Home Repair

The County administers a Minor Home Repair program to provide assistance to low and moderate income homeowners to make necessary repairs. Grant amounts range between \$300 and \$2,000 per unit.

Five-Year Objective: The County anticipates assisting about 500 moderate income households over the next five years.

H-6. Downpayment and Closing Cost Assistance Program (DCCA)

This HOME-funded program enables low and moderate-income first-time homebuyers to receive a deferred payment loan to help pay for their downpayment and closing costs. To qualify for a DCCA loan, the borrower must: (a) be income qualified (income not to exceed 80 percent of County MFI); (b) contribute a minimum of two percent of purchase price from personal funds; and (c) occupy the home being purchased. The loan term is equal to the term of the first mortgage loan, with no prepayment penalty. Three-percent simple interest accrues annually for the life of the loan.

Five-Year Objectives: An estimated 40 households (4 low income homebuyers and 36 moderate income homebuyers) will benefit from the DCCA Program over the next five years.

H-7. First-Time Homebuyer Education and Counseling

Each year, the County issues a Notice of Funding Availability for a qualified nonprofit organization to hold first-time homebuyer education courses and counseling sessions for low and moderate-income residents of the Urban County.

Five-Year Objectives: Over the next five years, it is anticipated that 20 courses and numerous counseling sessions will be offered each year, assisting about 500 Urban County residents.

H-8. Participating Cities

Individual cities in the Urban County and HOME Consortium have indicated their intended uses of CDBG and/or HOME funds for the provision of affordable housing. These are generally summarized below in Table 4-3.

Table 4-3
Housing Objectives by Jurisdiction

Jurisdictions	Program Type	Household Type	Estimated \$	# of Households
Urban County				
Coronado	Substantial Rehabilitation	Renters	\$1,000,000	15
	Minor Rehabilitation	Renters	\$1,000,000	20
	New Construction	Seniors	\$3,500,000	19
		Families	\$2,500,000	7
Del Mar	Rental Assistance	Renters	\$70,000	8
Imperial Beach	Substantial Rehabilitation	Owners	\$715,000	50
Lemon Grove	---	---	---	---
Poway	Minor Rehabilitation	Owners	\$500,000	40
Solana Beach	---	---	---	---
Home Consortium				
Carlsbad	New Construction	Families	\$2,000,000	15
Encinitas	New Construction	Seniors	\$15,000,000	100
		Disabled	\$2,000,000	10
		Families	\$20,000,000	100
	Downpayment Assistance	Owners	\$1,000,000	20
La Mesa	Minor Rehabilitation	Renters	\$500,000	10
	Downpayment Assistance	Owners	\$900,000	15
	Rental Subsidies	Renters	\$300,000	10
San Marcos	Minor Rehabilitation	Owners	\$120,000	50
		Renters	\$12,000	5
	Substantial Rehabilitation	Owners	\$100,000	5
	Downpayment Assistance	Owners	\$1,225,000	18
Santee	Downpayment Assistance	Owners	\$360,000	6
Vista	Minor Rehabilitation	Renters	\$2,203,000	50
	New Construction	Families	\$2,542,000	75
	Downpayment Assistance	Owners	\$863,000	50
	Rental Subsidies	Renters	\$657,000	90
	Credit Counseling	Owners	\$108,000	300

Non-Entitlement Grants-Funded Programs

1. Public and Assisted Housing

The Housing Authority of the County of San Diego (HACSD) owns and administers four public housing rental complexes located in the City of Chula Vista. HACSD also owns two assisted housing projects funded through a variety of programs, including the FHA Section 515 program. Table 4-4 summarizes HACSD's priority needs for the public housing developments.

Table 4-4
Priority Public Housing Needs

Public Housing Need Category	PHA Priority Need Level	Estimated Dollars to Address
Restoration and Revitalization	Total	\$600,000
Capital Improvements	High	\$200,000
Modernization	High	\$200,000
Rehabilitation	High	\$200,000
Management and Operations	High	\$4,000,000
Improved Living Environment	Total	\$300,000
Neighborhood Revitalization	Medium	---
Capital Improvements	High	\$150,000
Safety/Crime Prevention/Drug Elimination	High	\$150,000
Economic Opportunity	Total	\$150,000
Resident Services/Family Self Sufficiency	High	\$150,000
Other	Medium	---

2. Section 8 Vouchers

HACSD administers the Section 8 Voucher Program. Under the Section 8 program, HUD provides local Housing Authorities with funding to assist low income households (earning up to 50 percent of MFI) through rent subsidies. Households receiving Section 8 certificate assistance pay only 30 percent of their gross household income on rent. HUD subsidizes the rent up to the Fair Market Rent (FMR) levels.

3. Family Self-Sufficiency

HACSD uses Section 8 funds to administer the Family Self-Sufficiency Program which provides rental assistance to families who are committed to becoming economically independent. Typically, households who participate in this program are encouraged to also participate in some kind of job training and placement programs to enhance their ability to earn increased income and ultimately achieve financial independence.

4. Mortgage Credit Certificate Program (MCC)

This program is administered by the County HCD to assist homebuyers in the purchase of their first home. First-time homebuyers are issued mortgage credit certificates which may be used to reduce their federal income tax by up to 15 percent of the annual interest paid on the mortgage loan. The

resulting increase in net earnings can enable the homebuyer to more easily qualify for a mortgage loan.

5. ACCESS Program

This program enables homebuyers to receive a 20-year deferred second mortgage loan of up to five percent of the home purchase price with an interest rate equal to the rate of the first mortgage loan. The homebuyer may use proceeds from these loans to pay for downpayment and closing costs. There is no prepayment penalty; the mortgage becomes due and payable at the end of the mortgage term, or upon sale, refinance, or rental of the property.

B. Reduce Barriers to Affordable Housing

The County Housing and Community Development Needs Assessment discusses the market and governmental constraints that generally impact the provision and preservation of affordable housing in the Urban County and HOME Consortium. Local governments have little influence over market factors; this section discusses actions that the County and participating cities have undertaken or will undertake to lessen the impact of governmental and infrastructure constraints.

County of San Diego

1. General Plan Land Use Element

The Board of Supervisors has a policy of preparing community and subregional plans for subareas of the unincorporated area. Community and subregional Plans, consisting of maps and texts, are prepared by locally-elected community planning groups and County staff. Community and subregional plans implement the countywide land use map. Development proposals must conform to the land use and density designations, which are specific for each parcel.

Although the goals of many community and subregional plans state a preference for a range of housing types for all economic segments of the community, the lower density land use designations of the plans may forestall development of multi-family or mobile home housing. Periodic community and subregional plan updates are now part of the planning process and will rectify these inequities by incorporating Housing Element data, regional share goals and vacant land survey information into this review process.

2. General Plan Housing Element

The current adopted Housing Element (1999-2005) for the County of San Diego contains an inventory of vacant residential sites in the unincorporated area. The Element has determined that there are adequate residential sites designated at appropriate densities to accommodate the County's share of the regional housing need. Policy 1 of the Housing Element avows the County's commitment to facilitating affordable housing development by continuing to identify adequate sites with appropriate zoning, development standards, and adequate public infrastructure and services.

State Density Bonus law requires that jurisdictions offer a 25 percent density bonus to developers in exchange for reserving a percentage of housing units for lower income or senior households for specified periods of time. Additional incentives may also be authorized by the County for developers who maintain the affordability of housing units for longer periods of time.

Policy 11 of the 1999-2005 Housing Element for the County affirms proactive implementation of the County's density bonus programs in order to facilitate the development of housing that will be made

affordable to very-low income, low-income and senior households. Density bonus developments are subject to discretionary review for consistency with zoning, potential environmental impacts, and compatibility with adjacent developments. This program is anticipated to facilitate the construction of 150 affordable units, 30 units annually for five years.

As of December 2004, the County is updating its Housing Element for the 2005-2010 period. Once completed, it will go to the State Department of Housing and Community Development for review for compliance with State law.

3. Permits, Fees and Other Charges

Fees are charged for processing the various permits necessary to develop land. The portion of development costs attributed to fees for parks, fire, schools, sewer and water connection, flood control, and drainage provides the infrastructure that is considered necessary to provide a healthy environment, as demanded by the public. These impact fees, levied by public service districts and the County, are not included in the County's review and regulatory processing fees.

County fees are determined by the cost to the County for processing permits. These permit-processing fees are a full cost recovery system with the intention that the developer (rather than the taxpayer) bears the cost of processing required applications. The costs of these permits are often passed on to the consumer in the form of higher housing prices. However, the County has taken steps to reduce the costs of processing residential building permits. In April 1999, the Board of Supervisors adopted fee reductions for residential building permits; development fees in the unincorporated area were reduced by 25 percent to 44 percent.

4. Permit Processing

Although the County has made substantial efforts in recent years to reduce the time and costs required for processing permits, the consideration and resolution of complex issues involved in some developments can be costly. The 1999-2005 Housing Element for the County of San Diego includes a policy (Policy 23) to expedite the processing of permit applications for housing developments that reserve a portion or all of the units as housing affordable to low income households.

5. Infrastructure Constraints

In 1997, the San Diego County Water Agency (SDCWA) prepared a Water Resource Plan that identified the need to diversify its sources of water and reduce its dependence on imported water from the Colorado River Aqueduct and the State Water Project. In August 1998, SDCWA approved a water exchange agreement with Metropolitan Water District (MWD) that would allow SDCWA to acquire and transport approximately 200,000 acre feet of water annually from the Imperial Irrigation District (IID) into the region. This agreement is expected to ensure a more reliable source of water, thereby maintaining the economic well being of the region and the quality of life for County residents.

Participating Cities

Each local jurisdiction in San Diego County is required to update the Housing Element of its General Plan by June 30, 2005. The Element must include programs to reduce or eliminate barriers to housing development specifically in the following areas:

- Review development standards and consider revisions which would reduce development costs;

- Review permit processing procedures and consider revisions which would streamline the review process and reduce costs;
- Designate adequate residential sites at appropriate densities to accommodate their share of the regional housing need;
- Review group home zoning regulations to comply with State and federal fair housing laws and to ensure that zoning requirements do not unduly restrict the availability of this housing type; and
- Review existing regulations on second units and consider revisions to meet the criteria specified in State law.

4.2.4 Homeless Needs

The Regional Task Force on the Homeless is a partnership of public agencies, private groups and homeless advocates who share the vision of an end to homelessness in San Diego County. Headed by an executive committee of public and private officials, the Task Force includes representation from throughout the County, with a broad perspective of concerns, expertise and interests. Task Force staffing is supported through public and private contributions. The mission of the Task Force is to collect, analyze and disseminate information on homelessness, and to facilitate regional solutions through planning, coordination and advocacy. The Task Force's annual updates of homelessness throughout San Diego County provided base data for the Homeless Needs Assessment (Gaps Analysis) and preparation of the Homeless Continuum of Care Strategy.

Statement of Need

The homeless and the population "at-risk" of becoming homeless include people in a variety of circumstances with a multiplicity of problems. Homeless persons need shelter as well as supportive services to empower them to achieve self-sufficiency. With the size and complexity of the homeless problem in San Diego County, additional shelter resources, particularly transitional shelter programs and supportive social services, are greatly needed.

HUD has empowered communities to develop an ongoing Continuum of Care process in relation to the annual Supportive Housing Program (SHP) grant. The San Diego Regional Continuum of Care process was born from this; its purpose is to maximize funding to the region, and ultimately alleviate homelessness in San Diego. Leadership for this community-based process is provided by the San Diego Regional Continuum of Care Council (Regional Council), a year-round planning, coordination, and communication group that links providers of shelter, housing and services in a comprehensive response to the needs of homeless individuals and families throughout the San Diego region. The Regional Council coordinates this on-going response to homelessness through the involvement and support of non-profit organizations, volunteers, public agencies, faith-based communities, veterans' organizations, business and economic development stakeholders, and homeless consumers.

The San Diego Continuum of Care system is composed of an array of experienced and committed private and non-profit partners that provide housing and services which are the system's fundamental components. These components are prevention, outreach/assessment, emergency shelter, transitional housing, permanent supportive housing, supportive services, and permanent housing. San Diego's system continues to develop ways to meet the needs of the homeless and to

fund programs to fill housing and service gaps as they are identified for all subpopulations throughout the region.

ESG, CDBG, and Federal Emergency Management Agency (FEMA) Homeless funds will be used to provide emergency shelters and services for the homeless. Supportive Housing Program (SHP) and Shelter Plus Care (S+C) funds will be the primary funding source to provide transitional and supportive housing facilities for the homeless. In addition, a variety of funding sources are used to provide supportive services for the homeless. Combined, these programs substantially address the gaps existing in the Regional Council Continuum of Care.

Entitlement Grants-Funded Programs

County of San Diego

The County Department of Housing and Community Development (HCD) uses both ESG and CDBG funds to support the San Diego Regional Continuum of Care Council (described later under Non-Entitlement Grants-Funded Programs). The County of San Diego spends 73 percent of all funds administered locally for homeless services in the region. The majority of the County's homeless programs expenditures are for mental health services, substance abuse services, transitional shelters and health programs. Programs supported by ESG and CDBG funds include the following:

Hm-1. Emergency Shelters

The purpose of the Emergency Shelter Grant (ESG) program is to fund nonprofit agencies that operate shelters. ESG-funded programs are part of the County's overall Continuum of Care Approach to addressing the various causes of homelessness: lack of support services, insufficient income, and lack of affordable housing.

Five-Year Objectives: HCD uses its annual ESG allocation to support emergency shelter beds throughout the County. An estimated 2,500 persons may be assisted.

Hm-2. Cold Weather Shelter Voucher Program

This program is operated through a contract with Catholic Charities. The program shelters families, persons with disabilities, and elderly persons in participating motels throughout the County.

Five-Year Objectives: The County anticipates assisting 750 persons over the five-year period using CDBG funds in conjunction with major funding from the County Health and Human Services Agency.

Hm-3. Supportive Services

In conjunction with providing shelter beds for homeless families and victims of domestic violence, ESG and CDBG funds also provide supportive services for clients at these shelters.

Five-Year Objectives: Services including case management, child care, mental health care, and substance abuse treatment will be provided.

Non-Entitlement Grants-Funded Programs

Regional Continuum of Care

In addition to the CDBG- and ESG-funded efforts described above, S+C, SHP, FEMA Homeless Funds, and a variety of funding sources are used to support the Continuum of Care system in San Diego. Existing programs and services, as well as efforts to develop a complete continuum of care system are discussed below.

1. Prevention

Prevention activities consist of economic support and provision of services. A geography-based service delivery system emphasizes community prevention and diversion programs. The San Diego Work Force Partnership coordinates job training services in recognition that employment contributes to a stable economy. This is the first line of defense to prevent homelessness. Housing support to prevent homelessness is provided through the Housing Authority through Public Housing and Section 8 programs. To help prevent eviction and resolve landlord/tenant disputes, the jurisdictions in the Region provide mediation and other dispute resolution services, as well as review of health and safety conditions to ensure safe housing. Consumer Credit Counseling Services and Emergency Rent Programs are also resources designed to prevent evictions. Economic support programs are provided through the County's Health and Human Services Agency (HHSA) primarily through its administration of CalWORKs.

2. Outreach

Outreach programs target special homeless populations such as the seriously mentally ill, persons with HIV/AIDS, chronic substance and/or alcohol abusers, encampment dwellers, and victims of domestic violence. Outreach to special needs populations include: street outreach to the mentally ill, veterans and youth; HIV/AIDS testing and counseling services; and walk-in services at several locations for homeless persons experiencing substance abuse problems. Several walk-in centers are also provided throughout the Region for the general homeless population. In addition to outreach teams and drop-in centers, there are region-wide information and referral services available through three 24-hour toll-free hotlines, the "Access and Crisis Line" for homeless mentally ill, INFO LINE for general homeless populations, and a domestic violence information and referral hotline. These hotlines provide crisis intervention and referrals to other community based and public resources.

3. Emergency Shelter

The San Diego Region has identified the lack of emergency beds as one of the missing components of the continuum; there is need on any given night for at least 850 additional emergency shelter beds throughout San Diego County.

The Winter Shelter model was established in the region in 1997. It is based on a flexible, dispersed site and voucher concept with 24-hour shelter at some sites. The program operates 24 hours a day during the winter months, from November through April. The Region's non-profits participate in these winter shelter efforts along with the County Health and Human Services Agency, to provide support services.

4. Transitional Housing

Transitional housing programs offer differing lengths of stay, ranging from 30 days to as long as two years. This approach helps ease the demand for emergency shelter as well as the demand for longer term housing. The Regional Council is working toward the expansion of transitional housing opportunities in partnership with government and the non-profit community.

5. Safe Housing

The Safe Housing concept is to provide opportunities to revitalize neglected portions of neighborhoods as well as to furnish an additional tool for combating the spread of alcohol and drug abuse. Safe Housing consists of units with adequate property management and supervision to support an environment free of alcohol and illegal drugs, a population large enough to create a small community atmosphere, and a child-friendly and child-appropriate living area combined with a safe outdoor play area. Residents will be primarily women ages 18 to 34 who have made progress in their reunification case plan and substance abuse treatment. The average stay in Safe Housing is one year.

6. Strengthening Foster Care Families Program

This program is a first step in providing foster youths appropriate tools and opportunities to become successful and productive adults. Chinaberry Apartments located in San Marcos have been selected to provide much-needed support services and transitional housing opportunities for foster youth transitioning out of the County's foster care system. The County's foster care system provides youths with alternative housing opportunities when they can no longer live with their immediate family or foster family.

7. Safe Havens

Safe Haven beds are targeted to the most difficult-to-serve, homeless mentally ill and dually diagnosed populations. Safe Haven programs are offered by various service providers and are designed with no maximum length of stay. The homeless mentally ill continue to be one of the most under-served populations in the region. Therefore, Safe Havens shelter programs are necessary to fulfill a gap in the continuum of care. Safe Havens programs provide services and housing to those homeless mentally ill individuals who are too severely disabled to accept services in traditional shelter environments.

8. Permanent Supportive Housing

There are approximately 236 beds in permanent supportive housing inventory designated for homeless persons in the region. Restricted rents are charged to make the unit affordable. Tenants can live in the unit for an indefinite time and supportive services are provided. These beds are mostly developed and operated by private, nonprofit housing organizations in connection with local Housing Authorities. The focus for the future in permanent supportive housing will be continued funding and expansion of Shelter Plus Care Programs and permanent Supportive Housing Programs for the disabled.

9. Supportive Services

San Diego has a shortage of supportive services, particularly in mental health and substance abuse services. Both services have waiting lists for prospective clients. The region is actively lobbying State support for a greater share of supportive service dollars. The recently recognized need for services to

the dually diagnosed homeless population has increased the interest in developing services to assist this special needs population.

- **Case Management** is a standard component of transitional housing programs serving the homeless in the San Diego Regional Continuum of Care. Increasingly, case management services are being added to emergency shelter programs.
- The **Health Care Delivery System** of the County Health and Human Services Agency has been reorganized in response to increased demand and funding shortfalls. Of particular importance to homeless persons are the 25 community clinics operating in San Diego County which provide health care on a sliding scale fee or for free. The major goal of the Regional Council for health care is to provide improved region-wide, 24-hour access to health care for the homeless.
- **Substance Abuse Treatment** is provided in more than 50 residential and nonresidential drug treatment programs throughout the City and County of San Diego. In addition, there is a comprehensive array of substance abuse treatment services throughout San Diego County that provide detoxification, treatment, and ongoing recovery assistance on both a residential and non-residential basis. The most pressing substance abuse needs are expanded service and quicker access to beds and treatment.
- **Housing Placement and Referral** are provided by most emergency shelters and transitional housing programs. Many programs have in-house staff who work one-on-one with residents to help them locate and move into permanent housing. Residents are instructed how to conduct a housing search and on their responsibilities as tenants. The available region-wide referral network, both formal and informal, works well. However, the main obstacle is the shortage of affordable housing.
- **Education and Employment Services** are provided by local school districts and community colleges. These programs include General Equivalency Diploma (GED) completion courses and English as a Second Language (ESL) classes. Vocational training, employment skill development and job placement are also available through the school districts and community colleges. Supplementing the school districts and community colleges are CalWORKS-funded vocational training programs throughout the County. Welfare reform is increasing the involvement of the Regional Council and all homeless providers in training and employment services.
- **Education and Childcare** are crucial services for homeless families. Most homeless programs use childcare services in the surrounding communities. Some agencies provide childcare services on-site. The immediate goal of the Regional Council is to assist agencies to build capacity for increased children's services for homeless families.
- **Transportation** in the geographically diverse San Diego region has required special efforts to create alternative transportation to and from services. Specialized support for those with HIV/AIDS, veterans, and others is being expanded in an effort to serve all segments of the homeless population.

10. Permanent Housing

The current inventory of permanent housing in the Continuum of Care system provides the ultimate safety net for low income populations in general as well as those transitioning from homelessness. That safety net has worked well in the recent past, providing Public Housing, Section 8 units (approximately 10,000 units region-wide, density bonus programs, bond financing, and shared

housing options). However, with rising rents and extremely low vacancy rates, that inventory is under increasing pressure. Currently, there are more people on the Section 8 and Public Housing Waiting Lists than there are homeless persons. San Diego jurisdictions along with SANDAG are trying to address zoning and planning actions designed to increase the supply of affordable housing to meet existing and projected needs.

4.2.5 HIV/AIDS Needs

Statement of Need

The San Diego County HIV/AIDS Strategic Housing Plan provides a framework for assessing and planning for the housing needs of people living with HIV/AIDS. Given the dynamic nature of the HIV disease and the uncertainty of government funding in the future, the needs of people living with HIV/AIDS and the most appropriate strategies to meet those needs must be reassessed regularly. This plan is intended to be built upon, revised, and expanded as the current objectives are met and new gaps and needs emerge. Issues identified by the Plan are summarized below:

1. Issues Identified by People Living with HIV/AIDS

Housing market: The overarching housing-related issue for people living with HIV/AIDS (PLWH/A) was the high cost of housing in San Diego County. Rents and home prices continue to rise, while incomes and SSI payments are not increasing at the same rate. Utility costs are also high and often fluctuate, which is difficult for many people living with HIV/AIDS who have fixed incomes. In addition, focus group participants indicated that rents often increased each time the lease expires. Ten percent of 2004 HIV/AIDS Needs Assessment survey respondents who had to move in the previous month moved due to not having enough money to pay rent

Housing Quality and Safety: Many PLWH/A were not receiving housing assistance, such as Housing Opportunities for Persons with AIDS (HOPWA) or Section 8, which require that housing units pass a Housing Quality Standard (HQS) inspection prior to leasing. However, for other PLWH/A, the cost of housing in San Diego County leads them to renting units of poor physical quality in neighborhoods with high crime rates. Poor quality housing can be detrimental to the physical health of people living with HIV/AIDS. Many focus group participants indicated that their units had rats, cockroaches, and/or mold, and that these conditions impacted both their mental and physical health.

Housing Search Experience: Many PLWH/A indicated that landlords created multiple barriers to housing in an effort to find stably employed, quality tenants. Due to the shortage of affordable housing units in San Diego County, many landlords, particularly the larger property management companies, reviewed housing applications and often screened out people with the following characteristics:

- **Poor credit or no credit:** Many focus group participants indicated that they had poor credit due to fluctuations in health, which resulted in unstable incomes and an inability to pay bills.
- **Criminal histories:** Many people with criminal histories were unable to get housing assistance from programs such as Section 8 and Public Housing.
- **Lack of documentation:** Survey respondents indicated that landlords ask applicants for Social Security numbers, which restricted access for people who are undocumented.

- **Low incomes or lack of documented incomes:** Landlords routinely, according to participants, requested proof that an applicant earned monthly income that was three times the rents.
- **Housing assistance vouchers:** Many PLWH/A indicated that landlords are unwilling to accept applications if the potential tenant received housing assistance from Section 8 or HOPWA.
- **Children:** Women with children stated that they often could not afford a unit that was the appropriate size for their families. Therefore, they attempted to rent smaller units, but many landlords will ask how many people are moving in with the applicant and deny their application or charge extra for more people, which is illegal under Fair Housing Act guidelines.

Existing Housing Programs: Many PLWH/A were very appreciative of the existing housing programs in San Diego County, such as Section 8, but many felt that most housing programs were inaccessible to them. Waiting lists, along with a lack of awareness about some existing programs, created a sense of hopelessness among many people living with HIV/AIDS.

2. Issues Identified by Key Stakeholders

Barriers to Finding and Maintaining Housing: People living with HIV/AIDS face many barriers to accessing and maintaining housing. While low incomes coupled with high housing costs were the most significant issues, key stakeholders identified many more obstacles to housing stability.

- Limited incomes were the result of an inability to work caused by their illness. Key stakeholders indicated that many others who do work were not "job ready" because of poor physical appearances due to their illness, limited job histories, few marketable skills, and/or the inability because of illness to work at the types of jobs where they do have experience, such as physical or labor jobs. Other people living with HIV / AIDS who were able and qualified to work have difficulty earning enough to pay for housing in San Diego County.
- Many people living with HIV/AIDS had poor credit and/or rental histories, often stemming from their inability to work regularly. For people living with HIV/AIDS who were active substance users, accessing and maintaining housing was difficult due to a history of eviction and behavioral issues. In addition, key stakeholders stated that many people living with HIV/AIDS had criminal histories that precluded them from admittance to housing assistance programs such as Section 8.

Existing Housing Assistance Programs: With each passing year, more people are living with HIV/AIDS countywide. People are living longer, resulting in more people needing medical care, support services, and housing assistance. Key stakeholders stated that while more people than ever before were in need, funding for HIV/AIDS programs such as Ryan White and HOPWA was either decreasing or remaining the same. The recent 2004 HIV/AIDS Needs Assessment showed that housing is the top need of people living with HIV/AIDS, yet there was simply not enough money to help all those in need.

Housing Development: Key stakeholders with knowledge of housing development issues cite many reasons for the lack of affordable housing in the county. Among the most commonly noted barriers was community opposition, or the "not in my backyard (NIMBY)" syndrome, particularly for special needs housing development, such as mental health and HIV/AIDS, but also for mainstream affordable housing. Key stakeholders stated that the conservative nature of some county residents led to community opposition to affordable housing projects. For some housing development projects, developers must receive a letter of support from town councils prior to breaking ground.

Service Systems and Collaboration: The interaction and collaboration among HIV/AIDS agencies, and between HIV/AIDS agencies and agencies that serve people in other systems (such as mental health, substance use treatment, and homeless services), were discussed by many key stakeholders. Overall, key stakeholders indicated that the mental health, substance use, homeless, and HIV/AIDS service systems do not coordinate well. Due at least partly to funding cuts to mental health and substance use services in recent years, linking people living with HIV/AIDS to these services is particularly difficult, despite the importance of these services to housing stability. Key stakeholders, overall, felt that clients would benefit from increased coordination among the service systems.

Entitlement Grants-Funded Programs

HA-1. County of San Diego HIV/AIDS Strategic Housing Plan

The County Department of Housing and Community Development (HCD) will utilize the Housing Opportunities for Persons with AIDS (HOPWA) funds to implement the San Diego County HIV/AIDS Strategic Housing Plan. The Plan contains the following key recommendations:

1. Continue to fund existing HOPWA activities to ensure ongoing provision of services to people living with HIV/AIDS in San Diego County. Additionally, the HCD should consider facilitating further prioritization of existing HOPWA-funded activities if HOPWA funding levels decrease in the future.
2. Monitor and evaluate existing HOPWA-funded providers by:
 - Requiring HOPWA-funded providers to prepare and distribute an annual report summarizing outcomes of HOPWA-funded programs
 - Using existing data to project the need for each type of housing assistance (including emergency, short-term rental assistance, transitional housing, permanent independent and supportive housing for the dually diagnosed and Residential Care Facilities for the Chronically III) currently funded in the region
3. Increase access by people living with HIV/AIDS to HIV/AIDS-dedicated housing and non-HIV/AIDS-dedicated housing by:
 - Coordinating regular facilitated discussions with HOPWA-funded providers, people living with HIV/AIDS, and non-HIV/AIDS-dedicated housing and services providers to ensure that providers and consumers have current information about all available housing and services programs and to address barriers to accessing units set aside for people living with HIV/AIDS
 - Broadening existing information and referral services, which include annual updates to a resources guide and listings of available apartments, to encompass information sharing on HCD and OAC web sites
4. Explore opportunities to expand the long-term HOPWA Tenant-Based Rental Assistance (TBRA) program.
5. Seek additional opportunities to add affordable housing resources, particularly permanent independent, permanent supportive, and Residential Care Facilities for the Chronically III facilities, to the local continuum by:

- Partnering with other organizations such as the San Diego Housing Federation and/or the Corporation for Supportive Housing to host a series of discussions with developers, providers, consumers, business leaders, and other stakeholders to market and identify potential uses of funds currently available for permanent housing development and to identify potential incentives to create set-aside units for people living with HIV/AIDS
 - Considering non-development options, such as set-asides, master leasing, and lease buy-downs
 - Ensuring that new affordable housing options are located in safe, convenient neighborhoods
6. Explore the feasibility of developing a roommate or shared housing program for people living with HIV/AIDS to help compensate for the rising housing costs in San Diego County.
 7. Pursue the development of a "shallow rent subsidy" program if HUD regulations are changed in the future to allow this type of program.
 8. Increase awareness of housing authority preferences for people with disabilities in housing assistance programs.
 9. Disseminate the findings and recommendations of the HIV/AIDS housing plan update to agencies coordinating other relevant local housing and services plans and reports.

Five-Year Objectives: Overall, the County anticipates providing housing assistance to 400 persons, supportive services for 3,888 persons, and information referral services to 36,000 persons.

4.2.6 Community Development Needs

This section focuses on the Urban County's potential uses of CDBG funds to address community development needs identified in the County Housing and Community Development Needs Assessment. Under HUD regulations, CDBG funds may be used to provide services and facilities that benefit primarily those residents earning up to 80 percent of the County Median Family Income (MFI). CDBG funds may also be used to provide or improve facilities located in areas where the majority of the population earns up to 80 percent of the County MFI.

Statement of Need

According to the Housing and Community Development Needs Survey, residents and service providers ranked the relative importance of housing and community development needs in the following order of magnitude (the closer the rating to "4" the higher the need level).

Community Facilities	Rating
Fire Stations & Equipment	3.06
Health Care Facilities	2.97
Youth Centers	2.88
Park & Recreational Facilities	2.84
Community Centers	2.77
Libraries	2.63
Child Care Centers	2.56
Senior Centers	2.52

Infrastructure	Rating
Water/Sewer Improvement	2.96
Street/Alley Improvement	2.92
Street Lighting	2.87
Sidewalk Improvements	2.81
Drainage Improvement	2.71
ADA Improvements	2.56
Special Needs	Rating
Neglected/Abuse Children Center and Services	2.94
Family Self-Sufficiency Service	2.83
Substance Abuse Services	2.78
Domestic Violence Services	2.75
Centers/Services for Disabled	2.54
Homeless Shelters/ Services	2.52
Accessibility Improvements	2.38
HIV/AIDS Centers & Services	2.08
Community Services	Rating
Transportation Services	3.16
Health Services	3.03
Youth Activities	2.98
Anti-Crime Programs	2.96
Senior Activities	2.94
Mental Health Services	2.86
Legal Services	2.85
Child Care Services	2.75
Neighborhood Services	Rating
Trash & Debris Removal	3.08
Cleanup of Abandoned Lots and Buildings	3.07
Graffiti Removal	2.79
Code Enforcement	2.73
Parking Facilities	2.54
Tree Planting	2.51
Businesses & Jobs	Rating
Employment Training	3.04
Job Creation/Retention	2.77
Small Business Loans	2.68
Start-up Business Assistance	2.63
Commercial/Industrial Rehabilitation	2.63
Façade Improvements	2.31
Business Mentoring	2.28

Entitlement Grants-Funded Programs

County of San Diego

Table 4-5, Priority Community Development Needs – Urban County, and Table 4-6, Priority Special Needs, summarize the Urban County's intended uses of CDBG, ESG, and HOPWA funds to address community development needs of low and moderate income persons, as well as persons with special needs. Priorities and funding allocations are established on the basis of appropriateness and eligibility of use, urgency of need, availability of other funding resources, and cost-efficiency.

Table 4-5
Priority Community Development Needs – Urban County

Priority Community Development Needs	Priority Level (High, Medium, Low, No Such Need)	Quantified Objectives	Dollars to Address Unmet Priority Need
PUBLIC FACILITY NEEDS (projects)			
Senior Centers	High	An estimated 94 public facility and infrastructure improvement projects will be pursued	\$9,800,000
Handicapped Centers	Medium		
Homeless Facilities	Medium		
Youth Centers	High		
Childcare Centers	High		
Health Facilities	High		
Neighborhood Facilities	High		
Parks and/or Recreation Facilities	High		
Parking Facilities	Medium		
Non-residential Historic Preservation	Medium		
Other Public Facility Needs	High		
INFRASTRUCTURE (projects)			
Water/Sewer Improvements	High		
Street Improvements	High		
Sidewalks	High		
Solid Waste Disposal Improvements	Medium		
Flood Drain Improvements	High		
Other Infrastructure Needs	Medium		
PUBLIC SERVICES NEEDS (people)			
Senior Services	Medium	An estimated 2,260 persons will be served	\$578,000
Handicapped Services	Medium		
Youth Services	Medium		
Child Care Services	Medium		
Transportation Services	Medium		
Substance Abuse Services	Medium		
Employment Training	Medium		
Health Services	Medium		
Crime Awareness	Medium		
Other Public Service Needs (i.e. home loan counseling, fair housing services, rental security deposit assistance, and community cleanup activities	High		
Lead Hazard Screening	High	100 units	\$24,000

Table 4-5
Priority Community Development Needs – Urban County

Priority Community Development Needs	Priority Level (High, Medium, Low, No Such Need)	Quantified Objectives	Dollars to Address Unmet Priority Need
ECONOMIC DEVELOPMENT			
ED Assistance to For-Profits (businesses)	Medium	Assist 10 businesses (public infrastructure improvements are included in objectives above)	\$100,000
ED Technical Assistance (businesses)	Medium		
Micro-Enterprise Assistance (businesses)	Medium		
Rehab; Publicly- or Privately-Owned Commercial/Industrial (projects)	Medium		
C/I* Infrastructure Development (projects)	Medium		
Other C/I Improvements (projects)	Medium		
PLANNING/ADMINISTRATION			
Planning/Administration	High	N/A	\$7,300,000
TOTAL ESTIMATED DOLLARS NEEDED			\$17,802,000

* Commercial or Industrial Improvements by Grantee or Non-profit

Notes:

1. Fire facilities and equipment are included under neighborhood facilities
2. The County Health and Human Services Agency provides a range of social services to County residents

Table 4-6
Priority Special Needs – Urban County

Special Needs Subpopulations	Priority Need Level	Unmet Need	Primary Programs	Dollars to Address Unmet Need	Quantified Objectives
Elderly/Frail Elderly	High	78,509 elderly households	Shared Housing	\$270,000	450 persons
Severe Mental Illness	High	448,590 persons	Tenant-Based Rental Assistance	\$81,000	3 persons
Physical/Developmentally Disabled	High		Tenant-Based Rental Assistance	\$84,000	4 persons
Persons with Alcohol/ Drug Addictions	High	N.A.	Tenant-Based Rental Assistance	\$477,000	30 persons
Persons with HIV/AIDS (countywide)	High	11,529 persons	Housing Assistance	\$3,091,000	400 persons
			Supportive Services	\$1,929,000	3,888 persons
			Information Referral	\$303,000	36,000 persons
Emancipated Foster Youth	High	N.A.	Tenant-Based Rental Assistance	\$2,158,000	136 persons
Homeless Persons (countywide)	High	14,900 homeless persons	Emergency Shelters	\$950,000	2,500 persons
			Winter Shelter Vouchers		750 persons

CD-1. County of San Diego Neighborhood Revitalization Program

Revitalization Committees: On February 20, 1996, the Board of Supervisors activated the Community Revitalization Program. The goal of the Revitalization Program is to empower community representatives to play a leadership role in resolving issues and directing change in the community in which they live and work. Since inception of the program, five Revitalization Committees have been formed, each consisting of the Chamber of Commerce, Friends of the Library, and the Community Planning Groups. The five Revitalization Committees are:

- Ramona Revitalization Committee
- Lakeside Revitalization Committee
- Back Country Revitalization Committee
- Spring Valley Revitalization Committee
- Alpine Revitalization Committee

All interested community organizations and the public are encouraged to participate in committee meetings. The County HCD staff work with the Committees to resolve those issues for which the County has available programs and resources; critical projects are prioritized. The Committees, along with County staff, develop plans for future funding. Some remedies involve the use of entitlement funds; others involve the coordination with other County departments, as well as community and nonprofit organizations.

Community Development Objectives: The County channels CDBG funds to Neighborhood Revitalization Areas (NRAs) in order to coordinate orderly revitalization efforts, maximize the cost-effectiveness of fund uses, and to make substantial improvements to areas where assistance is most needed (see Section 4.2.1). Eligible improvements outside the NRAs will also be funded based on the urgency of need; however, priorities are given to projects in the NRAs in order to orchestrate revitalization efforts.

Five-Year Objectives: The following are community development objectives for the Neighborhood Revitalization Areas (NRAs):

- Provide for the orderly development of adopted NRAs, pursuant to the recognized priorities of the County, participating cities, and advisory groups.
- Upgrade public facilities within the NRAs.
- Provide public services or facilities necessary for the direct support of housing and the physical revitalization of communities.

CD-2. Crime Awareness and Prevention

The County typically does not support crime awareness and prevention programs with CDBG funds. However, where such programs are critical components of improving housing quality and revitalizing neighborhood conditions, the County will use CDBG funds to support anti-crime programs in targeted NRAs.

Five-Year Objectives: As funding permits, the County will support anti-crime programs in targeted NRAs.

CD-3. Shared Housing Program

The County provides CDBG funds to three nonprofit agencies to administer the Shared Housing Program. These currently are Lutheran Social Services and Elderhelp. The Shared Housing Program matches persons in need of housing with residents who have space in their homes to share for a minimal amount of compensation. Program participants must either be a senior, a person with a disability, a victim of domestic violence, a homeless person, an illiterate person, a migrant farm worker, or a low and moderate income person.

Five-Year Objectives: The County anticipates making 450 matches over the next five years.

CD-4. Economic Development

CDBG funds will be channeled to targeted NRAs to address economic development needs through public facility and infrastructure improvements.

Five-Year Objectives: The County anticipates assisting ten businesses through public improvement projects.

CD-5. Capital Improvement Planning

The County Department of Public Works is responsible for providing maintenance and operation of the County's infrastructure. The department is divided into the following four divisions: Transportation; Engineering Services; Land Development; and Management Services. The Capital Improvement Plan (CIP) is a planning tool for County staff to identify capital project needs and to assess the County's financial capability in addressing those needs.

Infrastructure Improvements: The County does not currently rely on CDBG funds for the majority of infrastructure improvements. Nevertheless, the County anticipates expending CDBG funds on the following types of improvements:

- Flood and drainage systems
- Water and sewer systems
- Streets and sidewalks
- Tree planting

Parks and Recreation Facilities: The County of San Diego Department of Parks and Recreation operates 80 parks and recreational facilities. These facilities provide a wide array of recreational opportunities for all age groups. Parks and recreation facilities need retrofitting to comply with the Americans with Disabilities Act (ADA) standards as well as rehabilitation of aging facilities and construction of new facilities in underserved areas. CDBG funds have been identified as a major funding source in the CIP for providing and improving the County's parks and recreation facilities.

Public Facilities: The County anticipates expending CDBG funds on improvements to public facilities, including centers for the disabled, health facilities, and neighborhood facilities, among others.

ADA Transition Plan: In compliance with the Americans with Disabilities Act (ADA), the County has developed a list of public facilities which require removal of architectural barriers in order to provide equal access to persons with mobility limitations. These facilities include branch libraries throughout the County, Environmental Health offices, General Services office buildings, Health and Human Services office buildings, Aging and Independence Services office buildings, public health centers and community centers, as well as parks and recreational facilities, mentioned earlier. Because modifications of County facilities are planned to improve access to County programs, the County has prepared a Transition Plan as set forth under the ADA.

Five-Year Objectives: With limited funding, the County anticipates pursuing about 94 public facility and infrastructure improvement projects over the next five years.

CD-6. Community Facilities

Youth services, particularly those for at-risk youth, are needed to provide youth with a positive direction in life. Youth services and programs are already adequately provided by a number of departments:

- The Sheriffs Department and its Community Oriented Policing and Problem Solving (COPPS) program offer many programs and services to familiarize youths with law enforcement and prevent juvenile crime.
- The County Department of Parks and Recreation operates three teen programs at its various community centers

Similarly, supportive services for the elderly are provided largely by the Aging and Independence Services. The Agency administers Federal, State, and County funds and contracts with over 60 community organizations throughout the County to provide a wide array of services and programs.

However, some neighborhoods are in need of new or improved facilities to house services and activities for youth and seniors.

Five-Year Objectives: Use of CDBG funds will focus on the provision or improvement of youth and senior centers.

CD-7. Public and Supportive Services

Public assistance is typically required to deliver community and supportive services for low and moderate income households and persons with special needs. These populations tend to have less income at their disposal, or services catering to their special circumstances are hard to find.

However, the provision of public and supportive services is addressed by a variety of funding sources through the County Health and Human Services Agency. The County does not anticipate using CDBG funds as a major funding source for public and supportive services except for neighborhood cleanup programs and fair housing services.

- **Neighborhood Trash Cleanup:** The County anticipates pursuing a few neighborhood trash cleanup projects over the next five years.
- **Fair Housing:** The County of San Diego, under direction of the U.S. Department of Housing and Urban Development (HUD), has a responsibility to affirmatively further fair housing within the unincorporated areas of the County as well as in the six participating cities: Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, and Solana Beach, in compliance with the Fair Housing Act.

Recently the County completed an Analysis of Impediments (AI) to Fair Housing Choice. The following are recommendations of the report:

- Jurisdictions should provide links to fair housing and other housing resources with current information on their websites. Public counters should also prominently display fair housing information.
- Jurisdictions should make a concerted effort to identify one- to four-unit residences within their jurisdictions that are used as rentals and target education and outreach materials to this segment of the market population.
- Jurisdictions and fair housing service providers should work with the San Diego County Apartments Association (SDCAA) to expand outreach to the “mom and pop” rental properties. The Fair Housing Resources Board (FHRB) could encourage dialogue with the SDCAA to determine if it is feasible to establish a lower-tier membership for two- to six-unit owners to encourage access to SDCAA education programs.
- Provide findings of this AI and other related studies to the Community Reinvestment Initiative (CRI) Task Force to follow up with discussions and actions with lenders.
- Jurisdictions should collaborate to provide education and outreach on Credit History and Financial Management.
- Jurisdictions should expand the variety of housing types and sizes. In addition to persons with disabilities, senior households can also benefit from a wider range of housing options. To allow seniors to remain in their homes, small one-story homes, townhomes or condominiums, or senior rentals may be needed.
- Jurisdictions should consider promoting universal design principles in new housing developments.
- Jurisdictions should consider using CDBG, HOME, and other housing funds available to provide monetary incentives for barrier removal of non-compliant complexes.

- Fair housing service providers, supportive housing providers, or other regional agencies as appropriate, should collaborate and develop a list of apartments that are ADA-compliant and provide vacancy information for persons with disabilities.
- Jurisdictions should consider requiring lead-based paint testing as part of their homebuyer and residential rehabilitation programs.
- Encourage fair housing service providers to collaborate and support each others' activities, so that similar activities are available to residents across jurisdictions. The Fair Housing Resources Board (FHRB) should continue to function as a collaborative to coordinate fair housing services for the region.
- Jurisdictions should consider the service gaps identified in this AI and revise work scope with fair housing service providers to ensure equal access to fair housing services.
- Jurisdictions should develop a uniform method of reporting fair housing data and incorporate these into each sub-recipient contract to ensure that proper documentation is available regarding ethnicity, income level, and types of calls received based on HUD's reporting requirements.
- In response to HUD's recent memo on performance measures that should be outcome based, Consolidated Plan, Action Plans, CAPERs, and sub-recipient contracts should identify specific quantifiable objectives and measurable goals related to furthering fair housing.
- Jurisdictions should collaborate with fair housing services providers to ensure an adequate level of service is available to all residents. Some jurisdictions may require additional services due to their special circumstances. However, a basic level of services should be established. Jurisdictions should also consider the appropriate levels of funding for the provision of these services.
- Ensure that audits are conducted within the County on a regular basis.
- Incorporate tenant/landlord dispute resolution into fair housing contracts. Encourage mediation services by qualified mediators as part of the fair housing contracts.

Five-Year Objectives: The County will continue to provide home loan counseling, fair housing services, rental security deposit assistance, and community cleanup activities to the Urban County communities, benefiting an estimated 2,260 Urban County residents.

CD-8. Section 108 Loan Guarantee Program

The HUD Section 108 Loan Program provides loan guarantees to CDBG entitlement jurisdictions for pursuing economic development and large capital improvement projects. Eligible activities include:

- Property acquisition
- Rehabilitation of publicly owned property
- Housing rehabilitation
- Economic development activities
- Acquisition, construction, reconstruction, or installation of public facilities Public works and other site improvements

The jurisdiction must pledge its future CDBG allocations for repayment of the loan. The maximum loan amount can be up to five times the entitlement jurisdiction's most recent approved annual allocation. The maximum loan term is 20 years.

Five-Year Objectives: The County may pursue the use of the Section 108 Loan Guarantee Program to support community and/or economic development efforts over the next five years.

CD-9. Code Enforcement

Code enforcement is an important component of various housing and community development programs, such as housing rehabilitation, commercial-industrial rehabilitation, and neighborhood revitalization. Because of the general nature of code enforcement activities, specific quantified objectives are not identifiable.

Five-Year Objectives: San Diego County expects to pursue code enforcement projects over the five-year period of the Consolidated Plan.

CD-10. Participating Cities

Table 4-7, Community Development Objectives by Urban County Jurisdiction, summarizes the anticipated projects and activities by participating Urban County jurisdictions using CDBG funds.

Table 4-7
Community Development Objectives
by Participating Urban County Jurisdiction

Jurisdictions	Program Type	Estimated \$	Quantified Objectives
Coronado	Street/Alley Improvements	\$750,000	250,000 sq. ft.
	Sidewalk Improvements	\$750,000	250,000 sq. ft.
Del Mar	---	---	---
Imperial Beach	Small Business Loans	\$60,000	15 businesses
Lemon Grove	Tenant/Landlord Mediation or Counseling Services	\$50,000	900 persons
	Street/Alley Improvements	\$650,000	25-30 streets
Poway	Shared Housing	\$200,000	150 matches (300 persons)
	Neighborhood Revitalization Area Improvements	\$700,000	1-mile roadway
	Public Facilities ADA Improvements	\$200,000	2 projects
Solana Beach	Drainage Improvements	\$100,000	2-3 projects
	Street Lighting	\$50,000	1-2 projects
	Sidewalk Improvements	\$200,000	2-3 projects

4.3 Economic Development and Anti-Poverty Strategy

Poverty is defined by the Social Security Administration as the minimum income an individual must have to survive at a particular point in time. Although there are many causes of poverty, some of the more pronounced causes of poverty include the following:

- Low income-earning capability;
- low educational attainments and job skills;
- discrimination; and
- personal limitations (e.g. developmental and physical disabilities, mental illness, drug/alcohol dependency, etc.)

The County currently has various programs and policies in place to help reduce the number of households with incomes below the poverty line. These policies and programs aim to improve coordination and collaboration among County departments, participating cities, and nonprofit agencies which provide health, social, employment training, legal assistance and other support services for low income persons.

Two leading causes of poverty, low income-earning capability and low educational attainment or job skills, can be addressed by programs which combine education and training with job search preparation for the individual, and also offer tax incentives to employers.

The State of California's welfare reform plan, known as CalWORKS, took effect in 1998. New regulations place a lifetime limit of 60 months for receipt of cash assistance and a limit of 18-24 months of consecutive assistance. Persons receiving assistance must be involved in a work activity for a minimum of 32 hours per week or more for a household with two adults.

The **CalWORKs** program, coordinated by the County's Health and Human Services Agency is designed to move welfare recipients from dependency to self sufficiency through employment, and to divert potential recipients from dependency. The program's goal is to identify sufficient employment opportunities with sustainable income levels for people transitioning off of welfare. Job-related education and training is provided through the County, private industry and educational institutions. These education and training services are designed to provide short-term, targeted training services with a vocational focus to welfare applicants or recipients. A flexible interrelated regional training system is part of this program, developed in collaboration with training and education providers based on current market demands and employers.

The **Employment Development Department (EDD)** in San Diego County is a key collaborator in the provision of job search readiness assistance and identification of local labor market trends, partnering with the Health and Human Services Agency (HHSA) and the San Diego Workforce Partnership. EDD implements and maintains CalJobs to provide job identification assistance throughout the County and provides voluntary job search preparation workshops. EDD also provides employer tax credits and works with welfare recipients who have social and physical barriers.

Redevelopment and economic development activities described in Section 3.8 also help create additional jobs in the County. Key programs include:

- The North San Diego County Recycling Market Development Zone (RMDZ) is located 30 miles north of downtown San Diego. In this zone, the Board of Supervisors offers low interest loans of up to \$1 million, technical assistance on financing strategies and assistance in marketing zones nationally and internationally.

- Selected communities within the unincorporated area of San Diego County and areas in the six participating cities in the Urban County program have been designated as Neighborhood Revitalization Areas (NRAs) in order to channel CDBG funds to the areas where they are most needed.

It is the policy of the **Board of Supervisors (Policy A-71)** to promote a healthy regional economy that balances improvement of the quality of life for San Diego County residents with sustainable economic growth (San Diego County Board of Supervisors Policy Manual, General Government and Administration Section, Economic Development Policy, A-71). Emphasis and priority in the use of County resources will be given to the following:

- Programs and activities that link community infrastructure capacity and population distribution to targeted economic expansion, thereby promoting a better housing/jobs balance and healthier communities.
- Programs that address the imbalance between subregions of resources such as industrial land, markets for labor, labor pools, affordable housing, etc. thereby satisfying local community needs in areas such as traffic congestion, pollution, unemployment, etc.
- Programs which maintain and/or improve the economic health, balanced growth and quality of life in the County's unincorporated areas.
- Activities that promote economic health in deteriorating residential or business communities through public fund investment and private lending practices, as appropriate.

4.4 Lead-Based Paint Reduction Strategy

The County has a two-tiered approach to the evaluation and elimination of lead-based paint hazards where the problem has been determined to be most prevalent. The lead hazard evaluation program, known as the Childhood Lead Poisoning Prevention Program (CLPPP), involves outreach, screening, case management, and public education in seven target communities. The lead hazard reduction program involves environmental testing, lead hazard education, blood-lead testing for children, hazard reduction grants, and follow-up monitoring and testing.

4.4.1 Childhood Lead Poisoning Prevention Program

The County of San Diego has been funded by the State of California Department of Health Services and the Federal Center for Disease Control to implement a Childhood Lead Poisoning Prevention Program on a countywide basis. To combat the problem, local lead-prevention activities have been carried out under the direction of the County's Health and Human Services Agency (HHS), with assistance from the County Department of Environmental Health (DEH).

Together, the two departments have undertaken a strong commitment of fulfilling core public health responsibilities. In recent years, the surveillance program of the Childhood Lead Poisoning Prevention Program has been enhanced and extensive professional and community education has been established through the availability of Federal Center for Disease Control funding.

A major component of the program is the environmental assessment of the residence where a child with elevated blood-lead levels resides. However, the Childhood Lead Poisoning Prevention Program

has not had the resources to work with the housing industry to combat the deteriorating paint conditions of housing units containing lead-based paint hazards.

4.4.2 Target Areas/Population

Between 1999 and 2003, the Childhood Lead Poisoning Prevention Program (CLPPP) reported over 1,000 official cases of elevated blood lead levels among children. Over 40 percent of all cases were in the central region, the smallest HHSA region, most of which encompasses Downtown San Diego. Another 19 percent of cases were in the North Inland region, the largest HHSA region in the County. Figure 3-7 shows the lead cases by zip code. The zip codes with the most cases (76-141 cases) include the City of San Marcos, southern San Diego City and National City

To aid in alleviating identified health risks, housing units located in the unincorporated area of the County which clearly show a high health risk or potential for the presence of lead based paint, but are located outside the "target" community of Spring Valley, will also be considered for enrollment in the program. Other high-risk areas identified in the unincorporated County include Fallbrook and Lakeside; however, planning groups in these areas took no action on the County's proposal to cooperate on lead hazard abatement.

The target population that will benefit from this program are children from primarily low-income households. Any action that can enhance the quality of life, especially for children from disadvantaged households, will greatly enhance their ability to reach their fullest potential.

4.4.3 Integration of Lead Hazard Reduction into Housing Policies and Programs

Lead-Based Paint Hazard Reduction is provided by HCD in conjunction with the Home Repair Loan Program. A Lead Paint Inspection/Risk Assessment is provided with a grant utilizing CDBG funding for all units built prior to 1978. If the Risk Assessment determines that there are lead paint hazards, a grant is provided to mitigate those lead paint hazards. Once the lead hazard control work is complete, a lead assessment contractor conducts a clearance test on the property to ensure that the property is free of lead paint hazards. All associated lead hazard control work is provided as a grant to the homeowner.

4.5 Summary of Five-Year Objectives

Table 4-8 provides a summary of specific homeless and special needs objectives for the Urban County and HOME Consortium over the next five years. Table 4-9 provides a summary of specific housing and community development objectives over the next five years. These objectives are summarized by the output-based performance measures. Outcome-based performance will be discussed in the Consolidated Annual Performance Evaluation Reports (CAPERs) using potential outcome-based measures identified in Appendix D (see Section 4.8).

These objectives are based on the assumption that consistent levels of funding will be available to the Urban County and HOME Consortium. Should funding levels be reduced in the future, the ability of the Urban County and HOME Consortium in meeting these objectives may be compromised.

Table 4-8
Summary of Specific Five-Year
Homeless/Special Needs Objectives – Urban County

Obj #	Five Year CDBG Objectives	Performance Measure	Expected Units
Homeless Objectives			
Hm-1	Support emergency shelter beds throughout the County using ESG funds.	Homeless persons	2,500
Hm-2	Assist homeless persons with cold weather shelter vouchers.	Homeless persons	750
Special Needs Objectives			
HA-1	Provide housing assistance.	Persons with HIV/AIDS	400
	Provide supportive services.		3,888
	Provide information referral		36,000
CD-3	Assist seniors, victims of domestic violence, homeless, illiterate, migrant farm workers, and low and moderate income persons with shared housing arrangements.	Shared housing matches	450

Table 4-9
Summary of Specific Five-Year
Housing/Community Development Objectives – Urban County

Obj #	Specific Objectives	Performance Measure	Expected Units
Renter Housing Objectives			
H-1	Achieve the construction and acquisition/ rehabilitation of rental housing units with HOME and CDBG funds.	Low income housing units	315
H-2	Assisting households with rental assistance using HOME funds.	Low income households	106
H-8	Construct housing by: City of Coronado		
		Low income senior units	19
		Low income family units	7
	Provide rental assistance by: City of Del Mar		
		Low income households	8
	Provide minor rehabilitation assistance by: City of Coronado		
		Low income units	20
	Provide substantial rehabilitation assistance by:		

Table 4-9
Summary of Specific Five-Year
Housing/Community Development Objectives – Urban County

Obj #	Specific Objectives	Performance Measure	Expected Units
	City of Coronado	Low income units	15
Owner Housing Objectives			
H-4	Assist owner-households with necessary improvements using HOME and CDBG funds.	Low and moderate income owner-households	145 low income and 67 moderate income
H-5	Assist owner-households with minor repair.	Moderate income owner-households	500
H-6	Assist homebuyers with Downpayment and Closing Costs Assistance program.	Low and moderate income homebuyers	4 low income and 36 moderate income
H-7	Assist first-time homebuyers with homebuyer education and counseling classes.	Persons	500
H-8	Provide minor rehabilitation assistance by: City of Poway	Low and moderate income units	40
	Provide substantial rehabilitation assistance by: City of Imperial Beach	Low and moderate income units	50
Community Development Objectives			
CD-4	Assist businesses through public improvement projects.	Businesses	10
CD-5	Pursue public facility and infrastructure improvement projects.	Public facilities and infrastructure improvements	94
CD-10	Pursue street/alley improvements by: City of Coronado	Square feet	250,000
	City of Lemon Grove	Streets	20-30
	Pursue sidewalk improvements by: City of Coronado	Square feet	250,000
	City of Solano Beach	Projects	2-3
	Pursue street lighting improvements by: City of Solano Beach	Projects	1-2
	Pursue drainage improvements by:		

Table 4-9
Summary of Specific Five-Year
Housing/Community Development Objectives – Urban County

Obj #	Specific Objectives	Performance Measure	Expected Units
	City of Solano Beach	Projects	2-3
	Pursue public facilities ADA improvements by:		
	City of Poway	Projects	2
	Provide small business loans by:		
	City of Imperial Beach	Businesses	15
	Provide Neighborhood Revitalization Area Improvements by:		
	City of Poway	Miles	1
Public Services Objectives			
CD-7	Provide home loan counseling, fair housing services, rental security deposit assistance, and community cleanup activities.	Persons	2,260
CD-10	Provide tenant/landlord mediation or counseling services by:		
	City of Lemon Grove	Persons	900
	Provide shared housing services by		
	City of Poway	Shared housing matches	150

4.6 Institutional Structure

This section identifies the institutional structure through which the Urban County and HOME Consortium will carry out its affordable and supportive housing strategy.

4.6.1 Public Agencies

The public agency institutional structure established to carry out the Consolidated Plan includes various units of government within the Urban County.

A. San Diego County Agencies

1. Department of Housing and Community Development (HCD)

The Department of Housing and Community Development (HCD) serves as the lead department for the County of San Diego in implementing the Consolidated Plan affordable housing programs. Principal programs administered by HCD include:

- Community Development Block Grant Program (CDBG)

- HOME Investment Partnership Program (HOME)
- American Dream Downpayment Initiative (ADDI)
- Emergency Shelter Grants (ESG)
- Housing Opportunities for Persons with AIDS (HOPWA)

Section 3.1 (Community Description) discusses the different jurisdictions covered under each of the above programs.

HCD also serves as the County's Public Housing Agency (PHA) through the Housing Authority of the County of San Diego. The Board of Commissioners for the Housing Authority consists of the Board of Supervisors of the County of San Diego, and two recipients of housing assistance who are appointed by the Board of Supervisors. Principal Public Housing Authority programs administered by HCD include:

Housing Rental Assistance Programs

- Housing Choice Vouchers
- Family Self-Sufficiency
- Preservation
- Shelter + Care
- Housing Opportunities for persons with AIDS (HOPWA)
- Moderate Rehabilitation Program

Other Housing Rehabilitation Programs

- Single-Family Rehabilitation Program
- Rental Rehabilitation Program
- Mobilehome Rehabilitation Program

Public Housing Developments

- Dorothy Street Manor (22 family units located in Chula Vista)
- L Street Manor (16 family units located in Chula Vista)
- Melrose Manor Apartments (24 family units located in Chula Vista)
- Towncentre Manor (59 senior units located in Chula Vista)

2. Health and Human Services Agency (HHSA)

Principal services administered by the Health and Human Services Agency include:

- Adult and Employment Services Bureau
- Adult Services Division
- Alcohol and Drug Services
- Child and Adolescent Services
- Children's Services Bureau and Child Abuse Hotline
- Community Action Partnership Bureau
- Emergency Medical Services
- Emergency Psychiatric Services
- Foster Home Services
- Homeless Support Services
- Mental Health Services
- Office of AIDS Coordination
- Public Health Services
- Seniors Counseling and Training Program
- Women, Infants and Children Program (WIC)

3. Department of Planning and Land Use (DPLU)

Principal supportive housing programs administered by DPLU include:

- Density Bonus Programs
- Development Density Bonus and Land Use Element of the General Plan
- Expediting Permits for Lower Income Households
- Farmworker Housing Fee Waiver Program
- Permitting of Second Dwelling Units

B. Municipal Government Agencies for Participating Cities

Each municipal government within the Consortium adopts a General Plan which includes a Housing Element. The Housing Elements contain housing policies, programs, and quantified objectives which are incorporated in the County Consolidated Plan by reference.

4.6.2 Non-Profit Organizations

Nonprofit organizations play a vital role in implementing the Consolidated Plan. The County Department of Housing and Community Development (HCD) has worked diligently to develop a positive working relationship with local nonprofits which are actively involved in affordable housing development and provision of support services.

The County of San Diego and the Housing Commission of the City of San Diego have sponsored training programs to increase housing development capacity within nonprofit organizations. HCD encourages the participation of nonprofit organizations in assessing affordable housing needs, developing long range housing plans (e.g. Consolidated Plan process), and establishing criteria for funding allocations (NOFA process).

HCD also attempts to strengthen local nonprofit organizations through technical assistance to the nonprofit sector. HCD conducts training sessions throughout the year on issues that impact affordable housing development: relocation assistance requirements, HOME and CDBG regulations, environmental regulations, and workshops explaining the County's NOFA process. HCD staff is also available for individual consultation with nonprofit and private developers regarding grant proposals, funding guidelines and for review of ideas which could lead to project development.

4.6.3 Private Industry

The Building Industry Association (BIA) of San Diego County is composed of members of the housing development industry. Although the building industry has suffered from high land costs, rising impact fees, and increases in other related costs which contribute to making San Diego County one of the highest-cost housing areas in the nation, many housing developers have participated in multi-family housing density bonus programs, tax-exempt bond financing, and Low Income Housing Tax Credits.

4.6.4 Delivery System Gaps and Strategy to Overcome Gaps

The County of San Diego and its municipalities are continuously developing greater capacity to respond to the affordable housing needs within their respective jurisdictions.

Unmet housing needs of undocumented migrant workers and related human service needs are the result of Federal legal, financial and structural limitations that prevent Federal, State and local agencies from legally providing certain services to undocumented individuals.

Local governments also lack funds to respond to all of the needs of special needs groups such as the homeless. Support group services are being used to the utmost. Finally, the greatest difficulties lie in the lack of financial resources to provide services to all individuals and families who need assistance rather than in the lack of access to service providers.

4.6.5 Coordination

The County will engage in the following activities to enhance its coordination with other agencies:

- **Working with Community Housing Development Organizations (CHDOs).** The County will continue to evaluate the qualifications of non-profit housing organizations, with the intent of working with these organizations in the future to preserve and develop affordable housing.
- **Coordination with Other Agencies to Provide Services.** The County will continue to coordinate among different County agencies, participating city agencies, and with social service providers to ensure needed housing and community services for its residents.
- **Working with Urban County and HOME Consortium Participating Cities.**
- **Regional CDBG Coordination Meetings.** Meet quarterly to discuss common issues and problems, and to share remedies, develop joint solutions, etc.

This Consolidated Plan for housing and community development is the result of collaborative efforts by the County with its many partners, the Urban County participating cities, HOME Consortium cities, community residents, non-profit organizations, service providers, and County departments. The County will continue to coordinate with other agencies through activities specified in the Consolidated Plan, to ensure that the implementation of this Plan is on track and that priorities are adjusted to the changing needs of the County.

4.7 Monitoring

The County Department of Housing and Community Development monitors entitlement grant activities carried out in furtherance of the annual funding plan to ensure long-term compliance with the requirements of the programs involved. In addition to desk audits, a minimum of 50 onsite subrecipient monitoring visits each year are conducted for the entitlement programs and the Supportive Housing Program.

4.8 Performance Measures

In accordance with HUD Notice CPD-03-09 and HUD Information Bulletin CPD-2003-020, HCD has been continually working to develop a system that measures productivity and program impact.

A. Productivity

As defined in the above referenced HUD Notice, productivity reflects the level of efficiency with which a grantee or subgrantee undertakes its activities. This can be measured by the quantity, quality and pace that a project or activity is managed. HCD maintains records of program productivity and reports accomplishments in the Integrated Disbursement and Information System (IDIS).

B. Program Impact

HUD Notice CPD-03-09 also determined that the appropriate performance measurement system would also include a component that measured program impact. Program impact reflects the extent to which activities yield the desired outcomes in the community or in the lives of persons assisted. Two means of determining impact are through the effects of output and outcome.

- **Outputs are direct products of a program's activities:** They are typically measured in terms of the volume of work accomplished, such as number of low-income households served, number of items processed, or number of units constructed or rehabilitated. The processes described above provide the department with the necessary level of information to satisfy the "outputs" component.
- **Outcomes are benefits that result from a program or activity:** Outcomes typically relate to a change in conditions, skills, knowledge, status, etc. Outcomes could include improved quality or quantity of local affordable housing stock, improved or revitalized neighborhoods or improved quality of life for program participants.

It is HCD's intention to describe beyond mere accomplishments about how programs and activities will provide a more comprehensive, far reaching level of improvement to households and individuals benefiting from the use of federal funds. Appendix D provides a list of potential performance measures for various types of activities.

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Appendix

Housing and Community Development Needs Survey

OFFICIAL RESIDENT SURVEY – WE WANT TO HEAR FROM YOU!

Each year the County of San Diego receives Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), Home Investment Partnership (HOME), American Dream Down Payment Initiative (ADDI), and Housing for Persons with AIDS (HOPWA) funds from HUD for local community development, housing activities, and public services. The County administers the distribution of funds throughout the unincorporated areas and six participating cities (Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, Solana Beach). To ensure appropriate priorities are set in spending the money, the County prepares a five-year plan to identify housing and community development needs and to develop a strategy to address the needs. The County Housing and Community Development Department wants you to have a voice in how the County and your city invest this money. Please assist us by filling out this survey.

As you fill-out this survey, please consider the following: 1) The needs in your community and how they can be improved; 2) Rate the need level for each of the following items and circle the one that best applies.

Check if it applies to you: ☐ I am 62 years or older ☐ I am 18 years or younger
☐ I am disabled ☐ I am a female head of household

Please provide the ZIP CODE of your residence: _____
Please write in the City or Unincorporated Area in which you live: _____

Please circle your choice using the range from 1 – 4, 1 indicates the lowest need, 4 indicates the highest need.

Community Facilities	Lowest				Highest				Community Services	Lowest				Highest										
Senior Centers	1	2	3	4					Senior Activities	1	2	3	4											
Youth Centers	1	2	3	4					Youth Activities	1	2	3	4											
Child Care Centers	1	2	3	4					Child Care Services	1	2	3	4											
Park & Recreational Facilities	1	2	3	4					Transportation Services	1	2	3	4											
Health Care Facilities	1	2	3	4					Anti-Crime Programs	1	2	3	4											
Community Centers	1	2	3	4					Health Services	1	2	3	4											
Fire Stations & Equipment	1	2	3	4					Mental Health Services	1	2	3	4											
Libraries	1	2	3	4					Legal Services	1	2	3	4											
Infrastructure	Lowest				Highest				Neighborhood Services	Lowest				Highest										
Drainage Improvement	1	2	3	4					Tree Planting	1	2	3	4											
Water/Sewer Improvement	1	2	3	4					Trash & Debris Removal	1	2	3	4											
Street/Alley Improvement	1	2	3	4					Graffiti Removal	1	2	3	4											
Street Lighting	1	2	3	4					Code Enforcement	1	2	3	4											
Sidewalk Improvements	1	2	3	4					Parking Facilities	1	2	3	4											
ADA Improvements	1	2	3	4					Cleanup of Abandoned Lots and Buildings	1	2	3	4											
Special Needs	Lowest				Highest				Businesses & Jobs	Lowest				Highest										
Centers/Services for Disabled	1	2	3	4					Start-up Business Assistance	1	2	3	4											
Accessibility Improvements	1	2	3	4					Small Business Loans	1	2	3	4											
Domestic Violence Services	1	2	3	4					Job Creation/Retention	1	2	3	4											
Substance Abuse Services	1	2	3	4					Employment Training	1	2	3	4											
Homeless Shelters/ Services	1	2	3	4					Façade Improvements	1	2	3	4											
HIV/AIDS Centers & Services	1	2	3	4					Business Mentoring	1	2	3	4											
Neglected/Abuse Children Center and Services	1	2	3	4					Commercial/Industrial Rehabilitation	1	2	3	4											
Family Self-Sufficiency Service	1	2	3	4																				
Housing	Lowest				Highest																			
ADA Improvements	1	2	3	4																				
Owner-Occupied Housing Rehab	1	2	3	4																				
Rental Housing Rehabilitation	1	2	3	4																				
Homeownership Assistance	1	2	3	4																				
Affordable Rental Housing	1	2	3	4																				
Housing for Disabled	1	2	3	4																				
Senior Housing	1	2	3	4																				
Housing for Large Families	1	2	3	4																				
Fair Housing Services	1	2	3	4																				
Lead-Based Paint Test/Abatement	1	2	3	4																				
Energy Efficient Improvements	1	2	3	4																				
Housing for Foster Youth	1	2	3	4																				
Housing for Family Unification	1	2	3	4																				

Please bring the survey to the community meeting or return the survey by mail. Simply fold along the dotted lines on the reverse side so the mailing address is showing, tape or staple together, and mail!

Or Fax to:
Maria Cavarlez
(858) 514-6554

Or Respond to the survey online at:
www.sdhcd.org

ENCUESTA OFICIAL DE RESIDENTES - QUEREMOS OIR DE USTED

Cada año el Condado de San Diego recibe Subsidios Globales para el Desarrollo Comunitario (CDBG), Subsidios para Refugios de Emergencia (ESG), fondos para el Programa de Asociación para Inversión en Viviendas (HOME), Iniciativa para el Pago Inicial del Sueño Americano (ADDI), y Oportunidades de Vivienda para Personas con SIDA (HOPWA) de HUD para el Desarrollo local de la comunidad, actividades de viviendas, y servicios públicos. El Condado administra la distribución de fondos a las áreas no incorporadas del Condado y a seis ciudades (Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, Solana Beach). Para asegurarse que el dinero se utilice en prioridades apropiadas, HUD requiere que el Condado prepare un plan de cinco años que identifica las necesidades de viviendas y desarrollo comunitario y para desarrollar una estrategia que se dirija a las necesidades. El Departamento de Viviendas y Desarrollo Comunitario del Condado quiere que usted tenga voz en como el Condado y su Ciudad invierten este dinero. Por favor asístanos llenando este cuestionario. Cuando comience a llenar el cuestionario, por favor considere lo siguiente: 1) Considere las necesidades de su comunidad y como pueden ser mejoradas; 2) Valore el nivel de necesidad de cada uno de los siguientes artículos y circule el que mejor aplique.

Marque si se aplica a usted: ☐ Tengo más de 62 años de edad ☐ Tengo 18 años de edad o menos
☐ Estoy Incapacitado ☐ Soy mujer y soy la cabeza de casa

Por favor, provea el Código Postal de su residencia: _____.
Por favor, también identifique la Ciudad o área no incorporada en donde reside: _____

Usando el rango de 1-4, 1 indica lo menos necesitado, 4 indica lo más necesitado.

Lugares Comunitarios	Bajo				Alto	Servicios Comunitarios	Bajo				Alto
Centros para Personas Mayores	1	2	3	4		Actividades para Personas Mayores	1	2	3	4	
Centros para Jóvenes	1	2	3	4		Actividades para Jóvenes	1	2	3	4	
Centros para el cuidado de niños	1	2	3	4		Servicios de cuidado para niños	1	2	3	4	
Locales de Recreación y Parques	1	2	3	4		Servicios de Transportación	1	2	3	4	
Locales para el cuidado de salud	1	2	3	4		Programas de Anti-Crimen	1	2	3	4	
Centros para la Comunidad	1	2	3	4		Servicios de Salud	1	2	3	4	
Estaciones de Bomberos y Equipo	1	2	3	4		Servicios de Salud Mental	1	2	3	4	
Biblioteca	1	2	3	4		Servicios Legales	1	2	3	4	
Infraestructura	Bajo				Alto	Servicios de Vecindario	Bajo				Alto
Mejoría de desagüe	1	2	3	4		Sembrar Árboles	1	2	3	4	
Mejoría de agua/cloaca	1	2	3	4		Remover basura y detrito	1	2	3	4	
Mejoría de calle/callesón	1	2	3	4		Remover Graffiti	1	2	3	4	
Iluminación de calle	1	2	3	4		Enforzar Códigos	1	2	3	4	
Mejoría de acera	1	2	3	4		Locales de Parqueo	1	2	3	4	
Mejoría de ADA	1	2	3	4		Limpiar Lotes y Edificios Abandonados	1	2	3	4	
Necesidades Especiales	Bajo				Alto	Negocios y Trabajos	Bajo				Alto
Centros/Servicios par personas incapacitadas	1	2	3	4		Asistencia en Comenzar un Negocio	1	2	3	4	
Mejoría de Accesibilidad	1	2	3	4		Préstamos para Pequeños Negocios	1	2	3	4	
Servicios de Violencia Domestica	1	2	3	4		Retención/Creación de Trabajos	1	2	3	4	
Servicios para Abuso de Substancia	1	2	3	4		Entrenamiento para empleo	1	2	3	4	
Servicios de Amparo para Personas sin Hogar	1	2	3	4		Mejoría de fachada	1	2	3	4	
Servicios y Centros de VIH/SIDA	1	2	3	4		Mentor de Negocio	1	2	3	4	
Servicios y Centros para Niños de Negligencia/Abuso	1	2	3	4		Rehabilitación de Comercio/Industrial	1	2	3	4	
Servicios de Autosuficiencia Familiar	1	2	3	4							
Viviendas	Bajo				Alto	Viviendas	Bajo				Alto
Mejoría de ADA	1	2	3	4		Viviendas para Personas Mayores	1	2	3	4	
Rehabilitación para viviendas de propietario	1	2	3	4		Albergues para familias grandes	1	2	3	4	
Rehabilitación para viviendas de alquilar	1	2	3	4		Servicios de Albergues Justos	1	2	3	4	
Asistencia para personas interesadas en ser propietarios	1	2	3	4		Examen de pintura basada en plomo/disminución	1	2	3	4	
Viviendas Económicas de Alquilar	1	2	3	4		Mejoría de Energía Eficiente	1	2	3	4	
Viviendas para personas incapacitadas	1	2	3	4		Viviendas para Jóvenes Bajo Cuidado Temporal ("Foster")	1	2	3	4	
						Viviendas para Unificación Familiar	1	2	3	4	

Appendix

Potential Performance Measures

Performance Measures

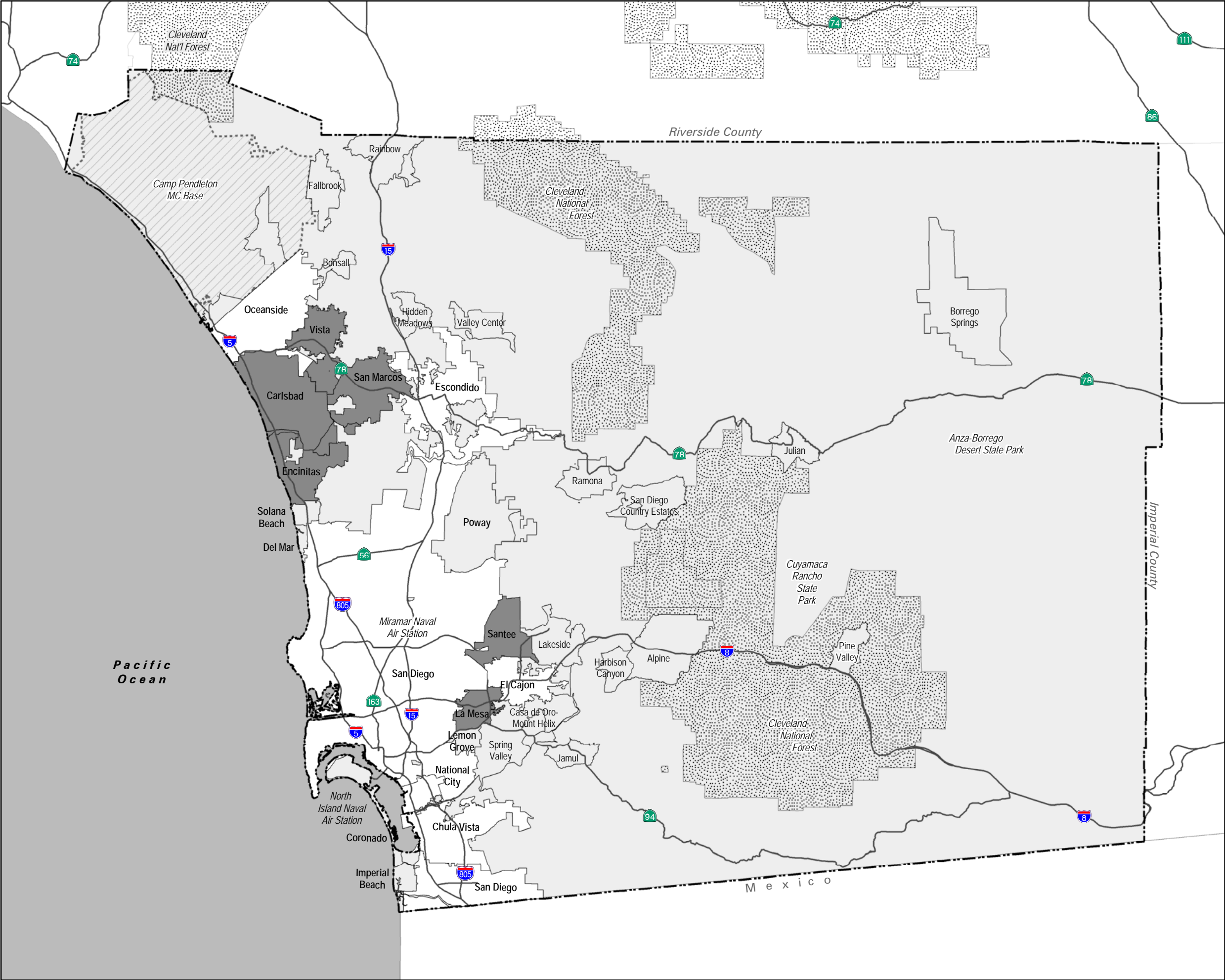
Activity Type	Possible Output Measure	Possible Outcome Measure
Housing Rehabilitation	Number of housing units rehabilitated	As a % of housing units older than 30 years (Census)
Emergency Repairs for Seniors and Disabled	Number of housing units repaired	As a % of senior-headed households (Census)
		As a % of mobility- impaired persons (Census)
Code Enforcement	Number of complaints investigated	Number of code corrections performed
New Construction of Housing	Number of housing units constructed	As a % of City's Regional Housing Needs Allocation (Housing Element)
Rental Assistance	Number of households assisted	As a % of low/moderate income households with severe housing cost burden (CHAS)
First-Time Homebuyers Assistance	Number of households assisted	Improvement to City homeownership rate (Census)
		As a % of renter-households with householder aged between 25 and 45 (Census)
Economic Development	Number of jobs created/retained	As a % of total number of jobs in City (EDD or other City statistics)
		As a % of unemployed persons (Bureau of Labor Statistics)
		As a % of City labor force (Bureau of Labor Statistics)
Employment Training	Number of persons assisted	Number of persons completed program and gained employment
Commercial Rehabilitation	Number of businesses assisted	Number of jobs created/retained
		As a % of businesses in low/mod areas
Senior Services	Number of seniors assisted	As a % of senior population (Census)
		Transportation services - As a % of frail elderly, i.e. age over 75, or seniors with mobility limitations (Census)
		Meals-on-Wheels – As a % of seniors with self-care limitations (Census)
Youth Services	Number of youth assisted	As a % of youth population (Census)
Homeless Shelters	Number of shelter nights provided or number of unduplicated homeless persons assisted	As a % of estimated homeless persons in City or in region (Homeless Task Force)

Activity Type	Possible Output Measure	Possible Outcome Measure
Homeless Prevention	Number of households assisted	As a % of extremely low income households with severe housing cost burden
Transitional Housing Services	Number of households assisted	Number of households transitioned into permanent housing
		Number of persons completed job training program and gained employment

FIGURE 3-1

County of San Diego

URBAN COUNTY AND HOME CONSORTIUM CITIES



SAN DIEGO URBAN COUNTY

Includes the Cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, Solana Beach and all unincorporated areas.

SAN DIEGO HOME CONSORTIUM CITIES

Includes the Cities of Carlsbad, Encinitas, La Mesa, San Marcos, Santee and Vista.

County Boundary

National Forest

Important Landmarks

Freeway



NORTH

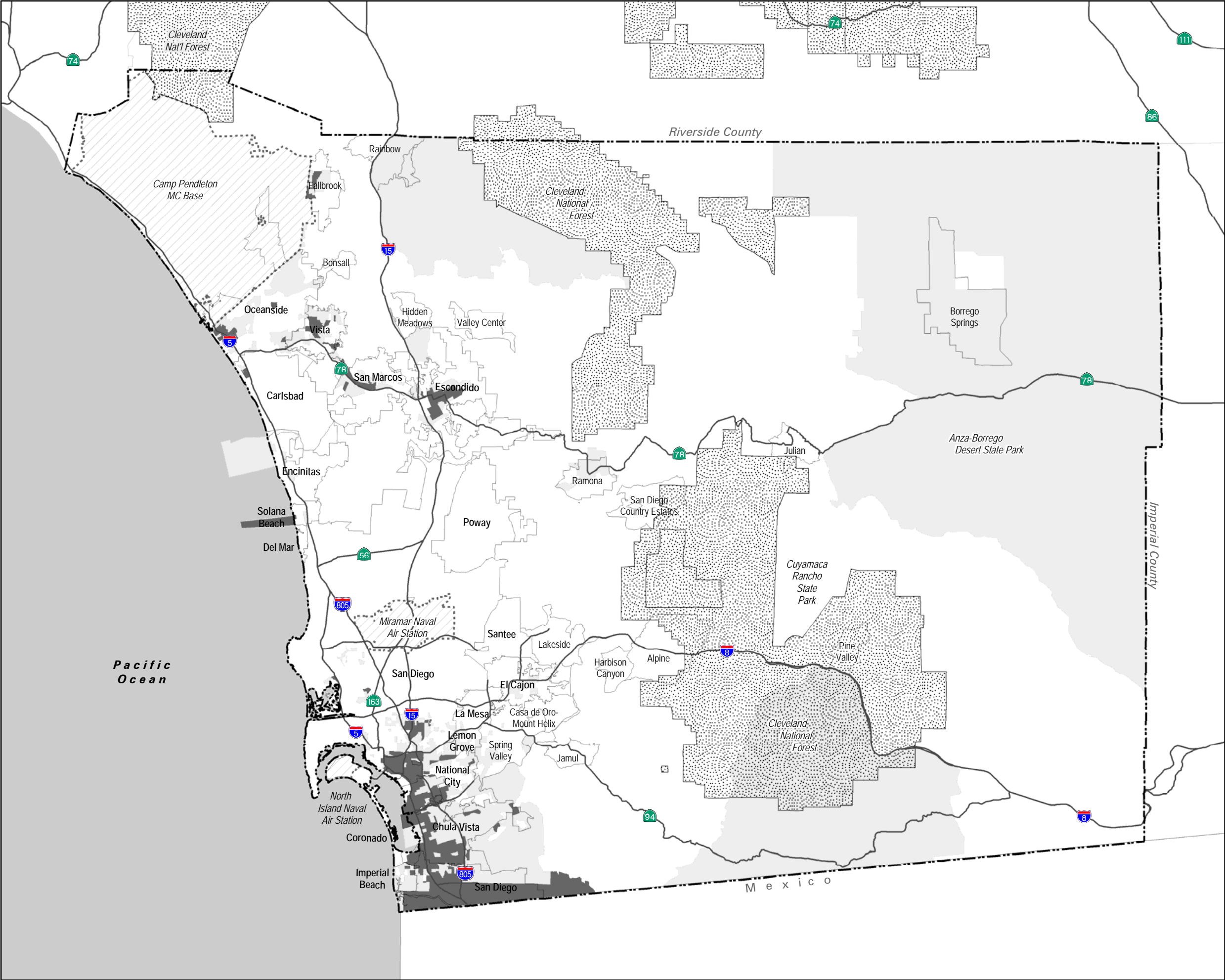
10 Miles

Source: Census 2000.

FIGURE 3-3

County of San Diego

HISPANIC POPULATION
CONCENTRATION



- Cities and Communities
- Hispanic Population Concentration
 - Hispanic Population greater than San Diego County average (26.7% - 53.4%)
 - Hispanic Population High Concentration
 - Hispanic Population greater than twice San Diego County average (53.5% and above)
- County Boundary
- National Forest
- Important Landmarks
- Freeway

NORTH

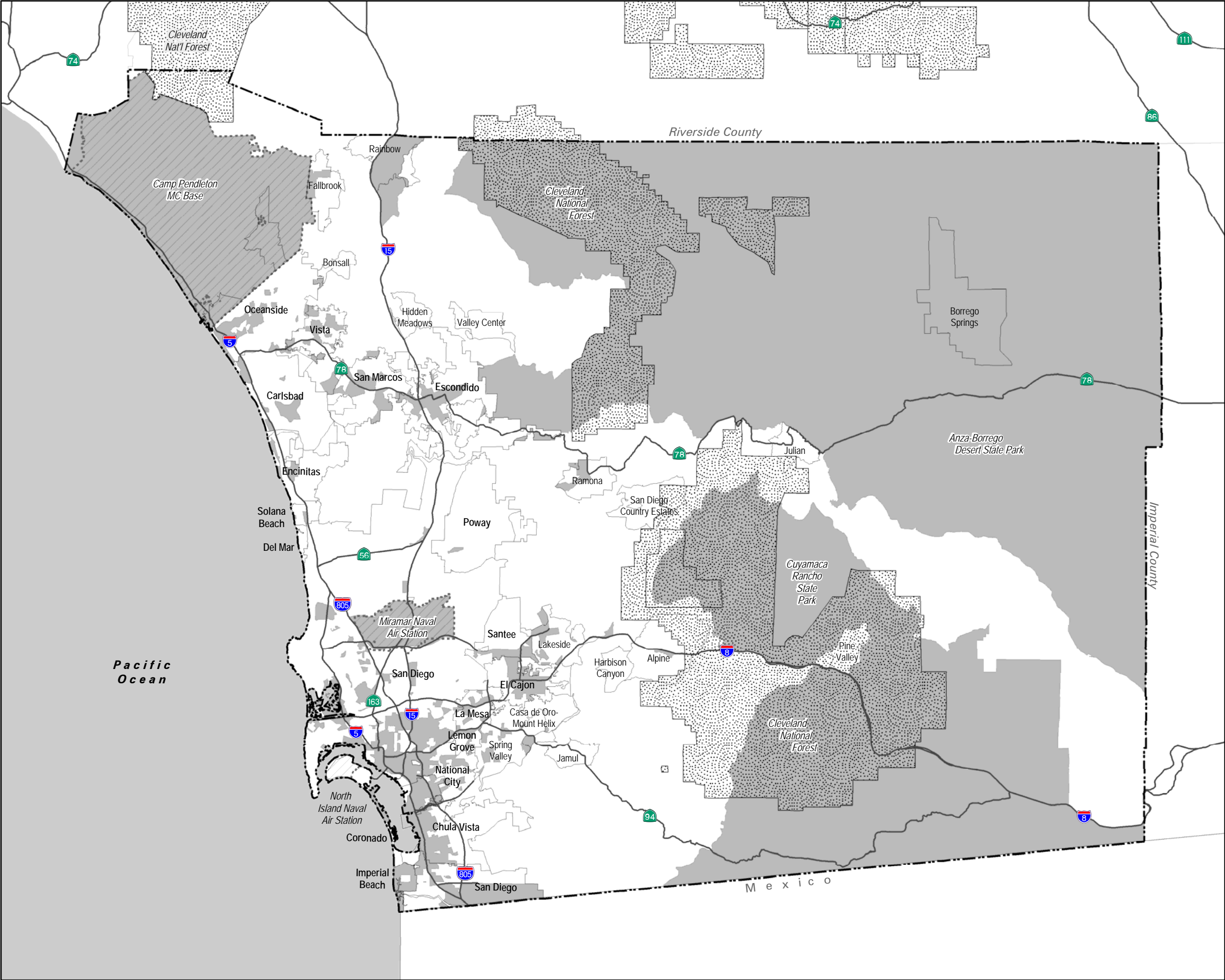
10 Miles

Source: Census 2000.

FIGURE 3-4

County of San Diego

LOW AND MODERATE INCOME AREAS



LOW/MODERATE INCOME BLOCK GROUPS

CDBG law authorizes an exception for grantees with no or very few areas in which 51 percent of the residents are low and moderate income to be able to undertake area benefit activities. Many cities in the County are exception grantees.

San Diego Urban County
Includes the Cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, Solana Beach, and all unincorporated areas.

Low/Mod = Block Groups with 46.2% or more Low/Mod Income population

Carlsbad
Low/Mod = Block Groups with 33.4% or more Low/Mod Income population

Encinitas
Low/Mod = Block Groups with 35.8% or more Low/Mod Income population

La Mesa
Low/Mod = Block Groups with 46.3% or more Low/Mod Income population

Santee
Low/Mod = Block Groups with 39.0% or more Low/Mod Income population

Remaining Cities
Includes the Cities of Chula Vista, El Cajon, Escondido, National City, Oceanside, San Diego, San Marcos, Vista
These cities are NOT exception grantees and must adhere to the traditional definition of Low/mod income areas:
Low/Mod = Block Groups with 51% or more Low/Mod Income population

Cities and Communities

County Boundary

National Forest

Important Landmarks

Freeway

NORTH

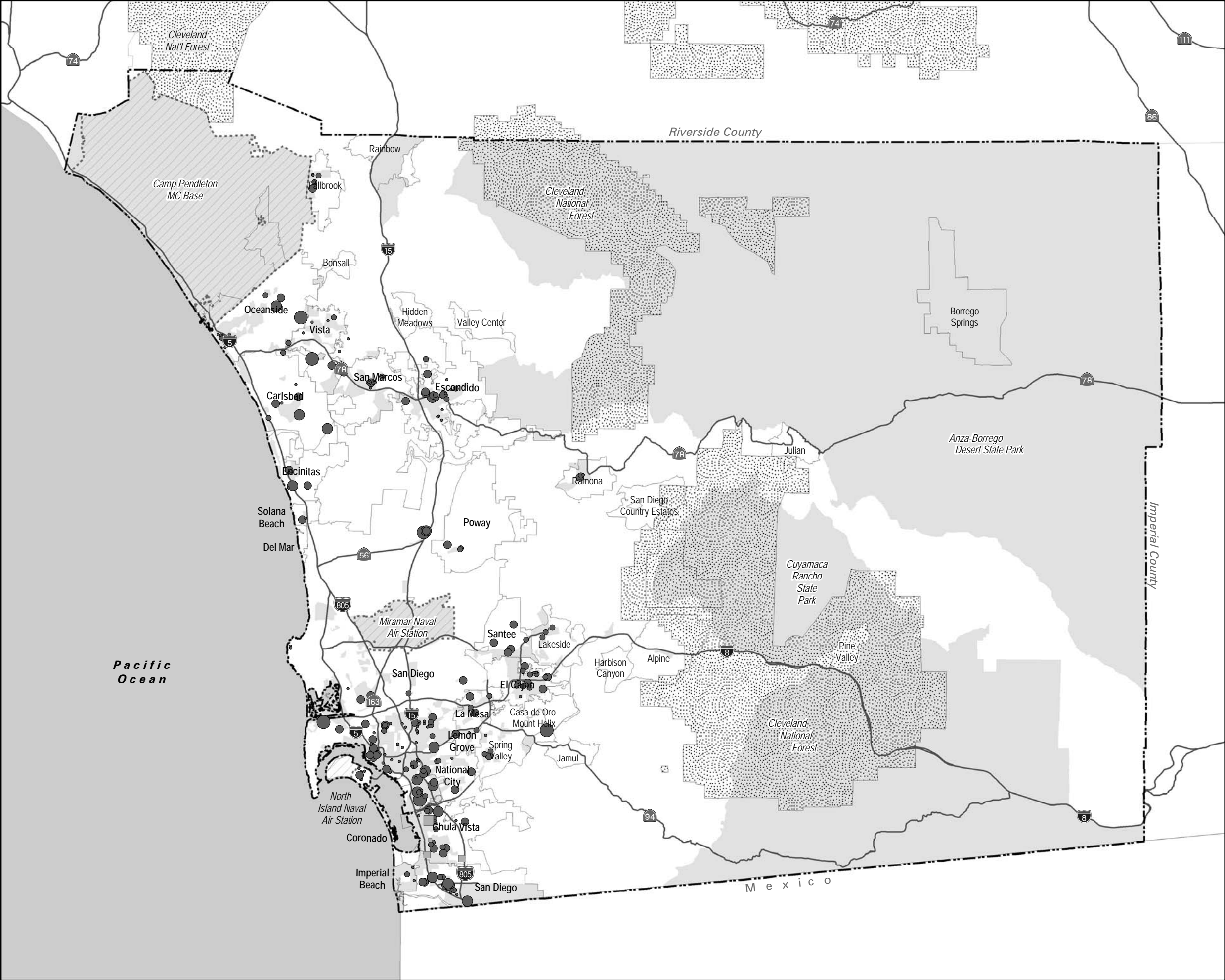
10 Miles

Source: HUD and Census 2000.

FIGURE 3-6

County of San Diego

LOCATION OF AFFORDABLE HOUSING



AFFORDABLE HOUSING INVENTORY

Housing complexes where some or all units are affordable for very low to moderate income households

- 0 - 50 units
- 51 - 100 units
- 101 - 250 units
- 251 - 400 units
- 400+ units

PUBLIC HOUSING

Housing developments that are publicly funded and administered for low-income families

- 1 - 50 units
- 51 - 100 units
- 101 - 243 units

* Adjacent developments are shown on map as one development

LOW/MODERATE INCOME BLOCK GROUPS

CDBG law authorizes an exception for grantees with no or very few areas in which 51 percent of the residents are low and moderate income to be able to undertake area benefit activities. Many cities in the County are exception grantees. See Figure 3-4 for detailed legend.

Cities and Communities

County Boundary

National Forest

Important Landmarks

Freeway



NORTH

10 Miles

Source: San Diego County, HUD and Census 2000.

FIGURE 3-10

County of San Diego

FAIR HOUSING AGENCY GEOGRAPHIC AREAS

